



10 Roman Bank

STAMFORD



# 10 ROMAN BANK

STAMFORD, PE9 2SS

A substantial detached family home originally built in the 1970's which has been extended and re-modelled over the years to now offer the very light, bright and spacious accommodation that we see today. With four reception rooms and five bedrooms this individual home offers delightful, private gardens to both the front and the rear, plenty of parking and an integral garage.

Situated in the prime location of Roman Bank, within easy access of all that Stamford has to offer.

## Step Inside

Entering, into the entrance hall, with pretty tiled flooring, you notice an immediate sense of light and airiness which continues throughout the property.





To the right is the main sitting room, with large windows to the front, flooding the room with natural light. An electric fire gives a great focal point to the room, with useful book shelving to the side.

Following on from the sitting room and towards the rear of the property, versatility is the key. The owners currently have an informal dining area, adjacent to the kitchen, or perhaps ideal as a home office or music room.

Directly to the right of this is the formal dining room, ideal for holding the largest of dinner parties along with being just across from the kitchen.

The kitchen, which is well equipped, overlooks the rear of the property and has a generous range of wall and floor cabinets with granite worksurfaces. Integrated appliances include a dishwasher, washing machine, microwave oven and a freestanding range cooker. A useful door to the enclosed private rear garden enhances the connection with the outdoors.

Completing the reception rooms downstairs is the family room, which nicely flows from the informal dining room having direct access into the garden. With a warm roof ensuring all year round use.

Back in the hallway, a guest cloakroom is conveniently situated.









## First Floor

A bright spacious landing area provides access to 5 bedrooms, the family bathroom and ensuite to the principal.

The extremely spacious principal bedroom is situated to the front of the property, with views over the front garden. In-built wardrobes provide excellent storage, while the luxurious ensuite provides a large walk-in shower, vanity units with sink, a loo, and a heated towel rail, all of which is complemented by fully tiled walls.

There are three further generous bedrooms, with the fifth either ideal as a single bedroom or home office, all having in-built storage. The family bathroom completes the upstairs with a panelled bath, with shower over, loo and pedestal wash hand basin.

## Local Amenities

Stamford, once called the "finest stone town in England" by Sir Walter Scott, is known for its stunning Georgian architecture and vibrant community. It was the first Conservation Area in the UK and frequently appears in "The Best Places to Live in the UK." The town boasts a variety of restaurants, boutique shops, and amenities, plus landmarks like The George Hotel and Burghley House. With direct train links to London, Cambridge, and Birmingham, and easy access to Rutland Water, Stamford offers both rich heritage and modern convenience for commuters.





## Step Outside

---

The property is approached through gates onto a generous driveway that can accommodate numerous cars and leads to the integral garage with electric up and over door.

There is a separate store next to the garage, which houses the gas central heating boiler and offers further storage.

A personnel gate by the side allows access to the beautifully private and fully enclosed rear garden, where a shaped lawn meets raised planters. A terrace provides ample room for your garden furniture, a wonderful setting for alfresco dining and evening entertainment.

To the front is a terrific and very special south facing enclosed tiered garden, offering great privacy through clever planting. The bottom tier, with pergola, is ideal for relaxation where the next has another wonderful size lawn giving ample room for children to play in.

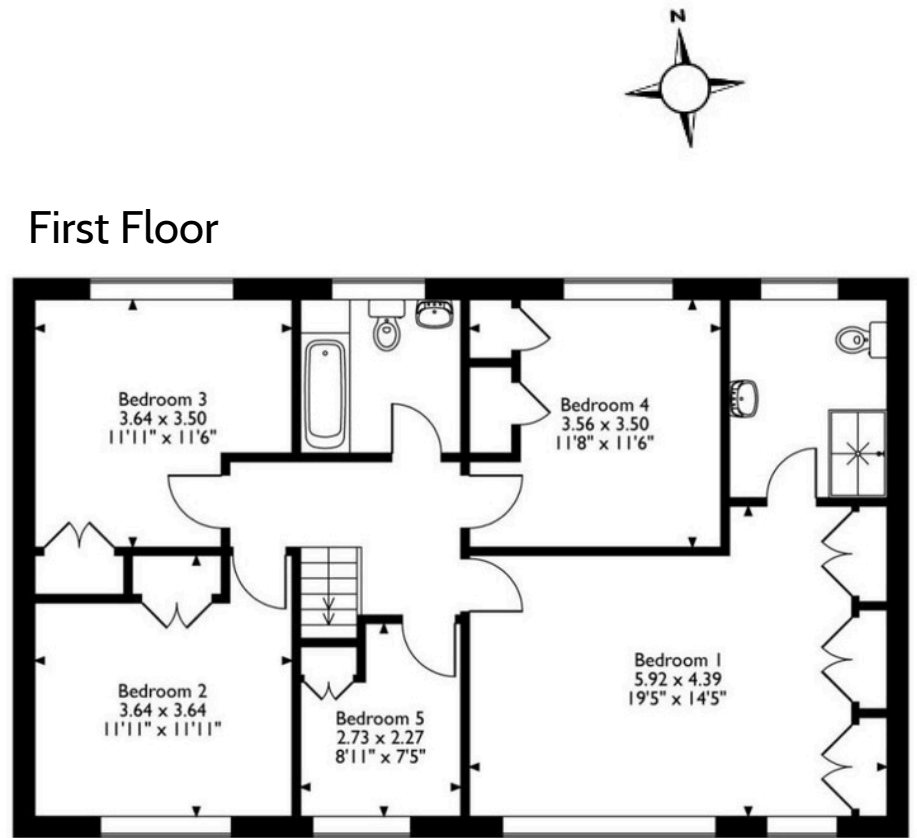
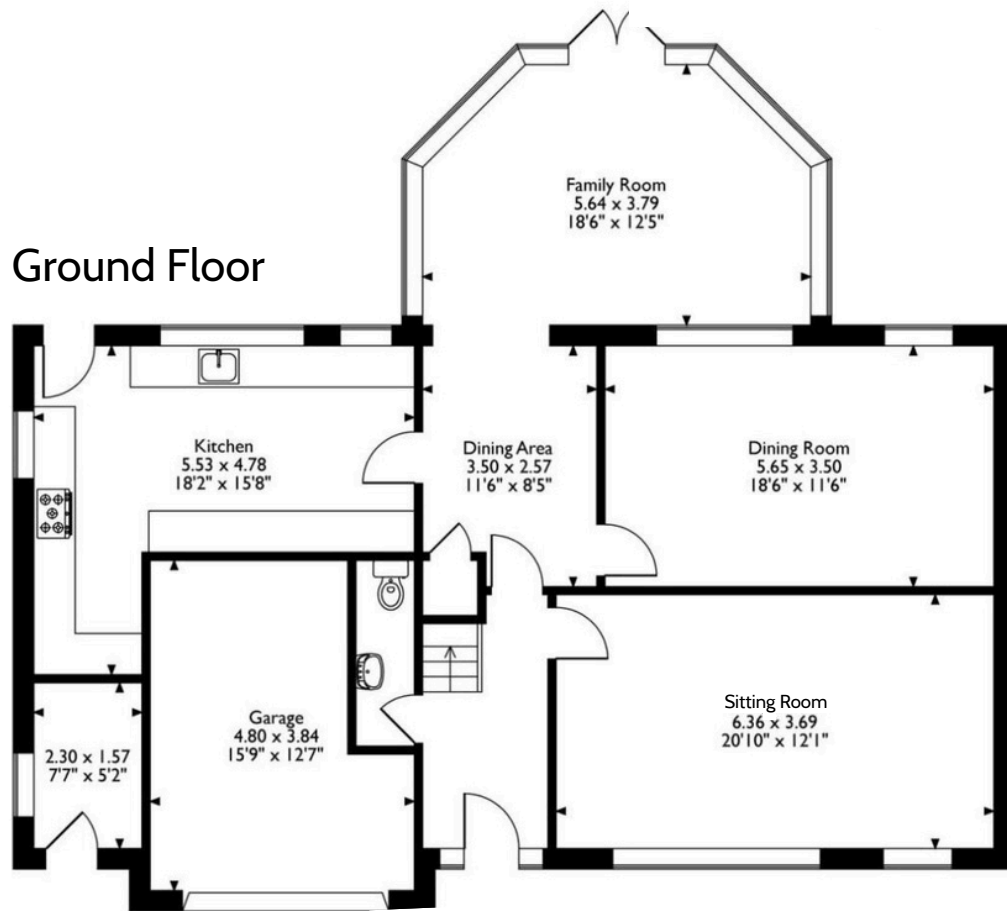
## Agent's Note

---

There are freehold solar panels on the roof, please speak to the agent for income details.







## Floorplan

**Total Area Approx:**  
212 sq m / 2280 sq ft

## Services

Mains water, drainage, and electric are understood to be connected. The property has gas fired central heating. None of the services nor appliances have been checked by the agent.

## Fixtures & Fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

## Finer Details

**Local Authority:** South Kesteven District Council  
**Council Tax Band:** F

**Tenure:** Freehold  
**Possession:** Vacant upon completion

**EPC Rating:** 85 | B  
**EPC Rating Potential:** 87 | B





Digby & Finch

ESTATE AGENTS

01780 758 090

[stamford@digbyandfinch.com](mailto:stamford@digbyandfinch.com)

8 St Mary's Hill, Stamford, PE9 2DP