



Hazelgrove, Conduit Road - PE9 1QL

Offers Over £2,000,000

EASTAWAY

Modern detached home in central Stamford. Private, spacious, all bedrooms en suite, resort-style garden with swimming pool, double garage, ample parking.
Feels secluded yet close to all amenities.



Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Exceptional detached home, fully reconfigured and extended for modern family life, with every bedroom benefitting from its own en-suite
- Stunning open-plan kitchen, dining and living space with full-width glazing, creating a bright, sociable heart to the home
- Beautifully landscaped, Mediterranean-inspired garden with swimming pool, multiple seating areas and covered outdoor dining
- Rare central Stamford setting offering a private, secluded feel just moments from the town centre and local amenities
- Striking architectural features including a spiral staircase with double-height window and cantilevered staircase with floating treads
- Generous driveway parking, additional gated parking and double garage with electric doors.
- Light-filled interiors throughout with dual-aspect windows, balconies and a seamless connection between inside and out
- Flexible layout including ground floor guest bedroom or home office, separate laundry room, pantry and excellent built-in storage throughout





What the owner told us...

“We created this home for our family as it grew. We wanted somewhere that felt sociable and connected, but where everyone could still have their own space and privacy. It has been a brilliant home for entertaining, for family life, and for having guests to stay comfortably.

We love that it feels like a private hideaway, even though it’s right in the heart of Stamford. Once you’re on the driveway, it feels completely separate from the town around you.

The kitchen, living space and garden have always been the wow moments for us. In the summer, with the doors open and the garden in full bloom, it feels more like being at a villa than a house in town.”

Our Thoughts...

There are some homes that surprise you from the moment you arrive, and Hazelgrove is absolutely one of them. Set just off Conduit Road in the heart of Stamford, it manages to feel calm, secluded and tucked away despite being so close to schools, the station and the town centre itself.

The current owners have created a substantial modern family home designed around the way people actually live. The layout feels sociable and connected without becoming overwhelming, while the amount of space throughout means every room feels properly thought through rather than simply added on. Light is one of the defining features here too, with large glazed doors, balconies and open sightlines helping the whole house feel bright, airy and connected to the gardens outside.

The kitchen, dining and living space is undoubtedly the centrepiece of the home. It’s big, bright and beautifully finished, with room to cook, entertain and properly spend time together as a family. The large glass doors opening directly onto the garden completely change the feel of the house during the warmer months, creating that effortless indoor outdoor flow people are always searching for. The pantry, separate laundry room and excellent storage throughout also make the house work brilliantly behind the scenes day to day.

Outside, the garden has been thoughtfully designed into different zones, with lawned areas, seating spaces, covered dining and barbecue areas, and the swimming pool all combining to create a real lifestyle feel. While parts of the garden are overlooked from a neighbouring property, the planting and layout do a great job of softening the boundaries and helping the space feel relaxed and enclosed, particularly in summer. Hazelgrove is one of those homes that offers genuine scale, flexibility and wow factor whilst still feeling incredibly easy to live in.

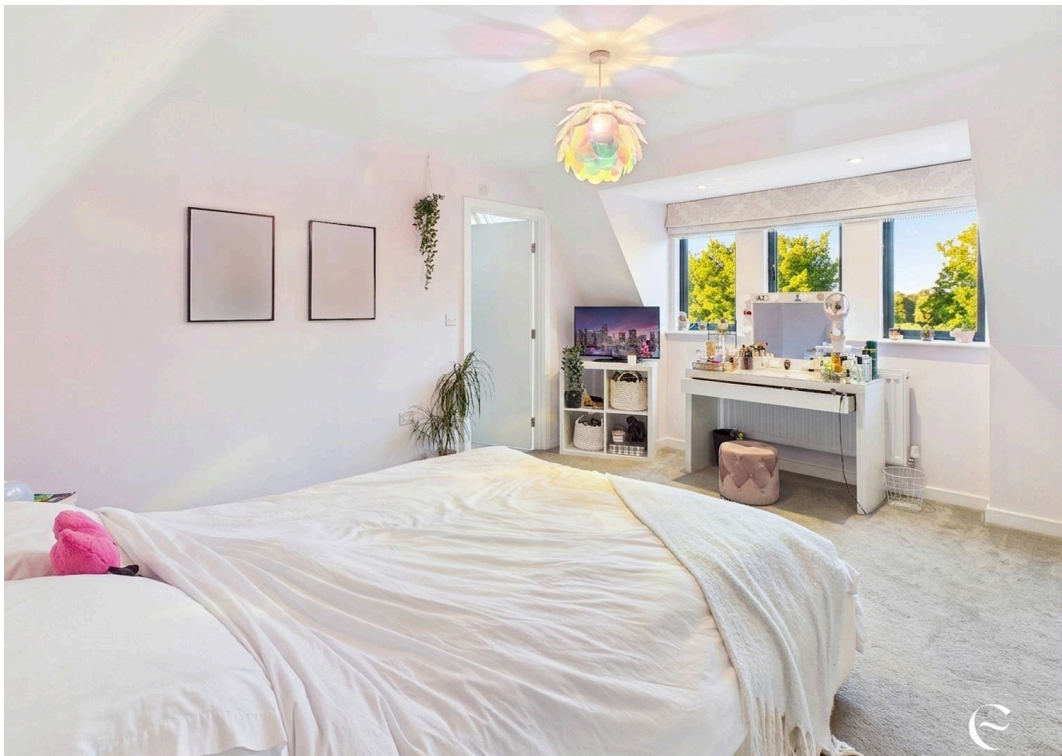


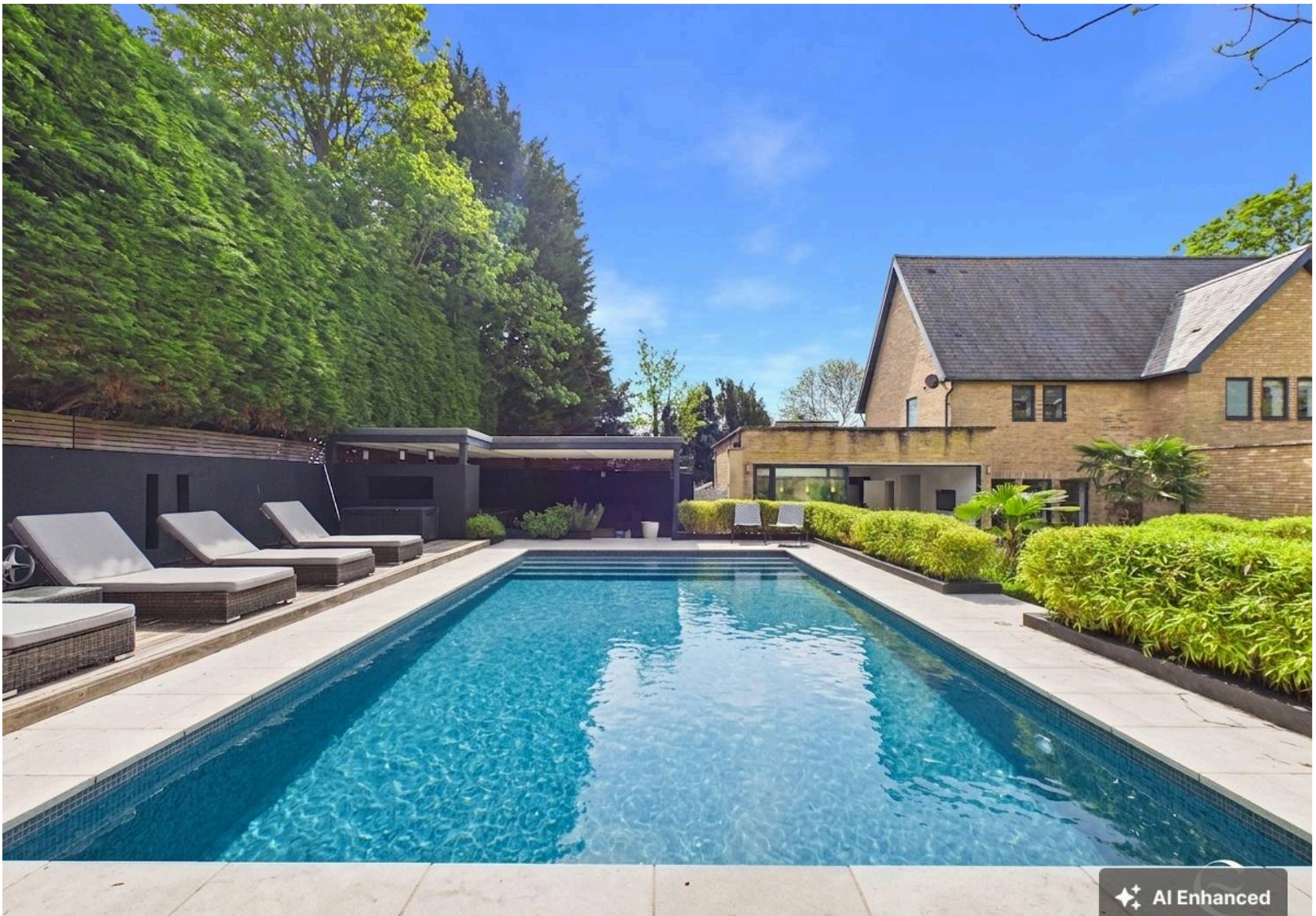












AI Enhanced



Entrance Hall

14' 9" x 9' 10" (4.50m x 2.99m)

Hallway

10' 6" x 17' 6" (3.19m x 5.33m)

Hallway

19' 2" x 4' 1" (5.84m x 1.25m)

Living Room

16' 8" x 19' 9" (5.07m x 6.01m)

Kitchen / Living Area

19' 11" x 25' 0" (6.08m x 7.62m)

Dining Room

14' 9" x 9' 9" (4.50m x 2.98m)

Pantry

3' 3" x 4' 5" (0.99m x 1.34m)

Ground Floor WC

2' 9" x 8' 7" (0.85m x 2.61m)

Laundry Room

9' 3" x 6' 9" (2.81m x 2.05m)

Study / Guest Bedroom

13' 8" x 12' 5" (4.17m x 3.79m)

Study / Guest En-Suite

11' 6" x 6' 6" (3.50m x 1.99m)

First Floor Landing

27' 9" x 8' 10" (8.45m x 2.68m)

Principal Bedroom

11' 5" x 19' 5" (3.49m x 5.91m)

Principal En-Suite

10' 5" x 9' 9" (3.18m x 2.96m)

Bedroom 2

13' 7" x 14' 5" (4.15m x 4.39m)

Bedroom 2 En-Suite

12' 0" x 4' 9" (3.66m x 1.46m)





Bedroom 2 Walk-In Wardrobe

6' 2" x 3' 10" (1.87m x 1.16m)

Bedroom 3

12' 8" x 15' 1" (3.86m x 4.60m)

Bedroom 3 En-Suite

5' 8" x 14' 4" (1.73m x 4.38m)

Bedroom 3 Walk-In Wardrobe

4' 6" x 5' 11" (1.38m x 1.80m)

Second Floor Landing

18' 0" x 4' 8" (5.48m x 1.42m)

Store Room (Second Floor)

10' 6" x 6' 5" (3.20m x 1.95m)

Bedroom 4

9' 9" x 14' 1" (2.98m x 4.28m)

Bedroom 4 En-Suite

5' 4" x 13' 0" (1.63m x 3.96m)

Bedroom 5

11' 3" x 12' 4" (3.43m x 3.76m)

Bedroom 5 En-Suite

4' 11" x 12' 3" (1.51m x 3.73m)

Garage

20' 1" x 19' 11" (6.11m x 6.08m)

Balcony

8' 3" x 1' 9" (2.51m x 0.54m)

Principal Bedroom Balcony

Balcony

17' 10" x 4' 1" (5.43m x 1.25m)

Bedroom 4 Balcony



Ground Floor



First Floor



Second Floor



Approximate total area⁽¹⁾

4050 ft²
376.5 m²

Balconies and terraces

87 ft²
8.1 m²

Reduced headroom

142 ft²
13.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

EU Directive
2002/91/EC





Eastaway Property

63 Scotgate, Stamford - PE9 2YB

Stamford: 01780 672030 | Rutland: 01572 357021

hello@eastaway.co.uk

www.eastaway.co.uk

IMPORTANT NOTICE: Property details are provided in good faith but may change and should not be taken as a complete or guaranteed description. While we aim for accuracy, all information must be independently checked and does not form part of any contract. Measurements are approximate, services and appliances have not been tested, and images or floorplans are for guidance only. Buyers should verify permissions, consents, and any other matters with their own advisers. BUYER VERIFICATION: In line with the Money Laundering Regulations, all purchasers must complete identification and proof/source of funds checks at the offer stage. A non-refundable fee of £35 (inc VAT) per person is payable for these checks. We cannot legally move forward with the sale until the buyers have completed these checks. The property will remain 'for sale' until checks are completed.