



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES

Uffington Road,

Stamford, PE9 2EX

**Offers in the Region Of
£1,000,000**

SUMMARY

- Detached house with double car port and wrap around plot
- Separate Plot of land with outline planning*
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VIEWING DAY APRIL 1ST FROM 10AM ***Viewings strictly via appointment only**DETACHED HOUSE WITH SEPARATE BUILDING PLOT FOR SALE** ***Renovated Throughout***Three bedroom detached family home situated only short walking distance into Stamford's vibrant town centre. This property briefly comprises; Entrance Hall, Store, Open Plan Kitchen Living Dining Space, Living Room, Utility Room, Downstairs WC, Family Bathroom, Three Bedrooms, Two car Ports and a further store above the detached double car port. Outside the property benefits from gardens to all aspects and a generous driveway for multiple cars. An early viewing is essential to appreciate the space, standard and secluded location on offer *In addition to this property, there is a building plot which is currently awaiting outline planning permission however the vendor is expecting to receive permission before the first viewings commence.



Tenure:

EPC Rating:

Council Tax Band:

Local Authority:

Services:

DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.



Total area: approx. 182.3 sq. metres (1962.3 sq. feet)

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