



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD

nest  
ESTATES



# SUMMARY

- Extended Three Double Bedroom Home
- Large Open Plan Kitchen Dining Room
- Bi Folding Doors
- Shutter Blinds Throughout
- Downstairs WC, Family Bathroom & En Suite
- Living Room
- Off Road Parking
- Enclosed Rear Garden





\*\*\* NO CHAIN \*\*\* EXTENDED \*\*\* OFF ROAD PARKING \*\*\*

Situated within walking distance to Stamford's town centre, this beautifully presented three bedroom home, with large open plan kitchen dining room extension and bi folding doors to the sunny rear garden. The rest of the ground floor briefly comprises; Downstairs WC, Living Room and stairs to first floor landing. The first floor benefits from a family bathroom, two well proportioned bedrooms, both with built in wardrobes and office space with stairs to second floor master suite. The master suite on the second floor has two large built in wardrobes and an en suite shower room.

The front of the property has two side by side off road parking spaces and has access down the side of the property, with gated access into the rear garden. The rear garden is fully paved and enclosed, with a timber shed for storage.

The historic market town of Stamford with many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary & secondary schools near by, education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market towns such as Bourne, Market Deeping and Oakham. High speed trains from Peterborough (only 15 miles away) to London Kings Cross take approximately 46 minutes; ideal for the commuter. The A1 road is only 1 mile away.



Tenure: **Freehold**

EPC Rating: **C**

Council Tax Band: **C**

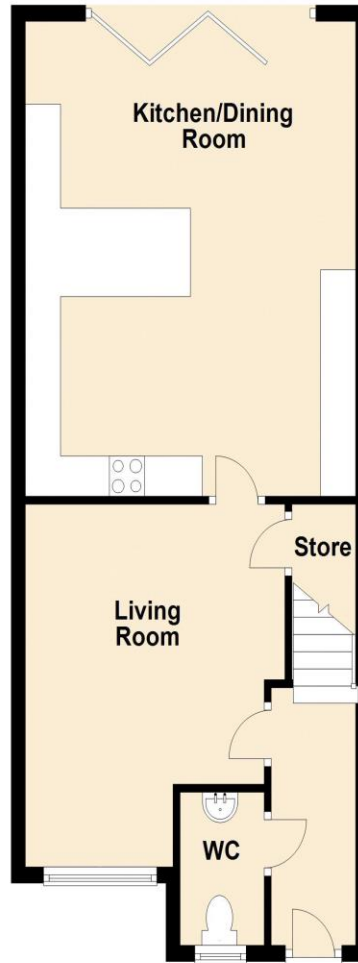
Local Authority: **South Kesteven District Council**

Services: **Gas Central Heating**

## 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.

**Ground Floor**  
Approx. 51.7 sq. metres (556.9 sq. feet)



**First Floor**  
Approx. 34.0 sq. metres (366.1 sq. feet)



**Second Floor**  
Approx. 26.7 sq. metres (287.9 sq. feet)



Total area: approx. 112.5 sq. metres (1210.9 sq. feet)

**nest**  
ESTATES

8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110

[info@nestestates.co.uk](mailto:info@nestestates.co.uk)

[www.nestestates.co.uk](http://www.nestestates.co.uk)