



BRITISH
PROPERTY
AWARDS

2018
★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Ermine Rise, Great Casterton

Stamford, PE9 4AJ

£415,000

SUMMARY

- Well presented Four Bedroom Detached Family Home
- Cul-de-Sac Location with Field Views in the rear garden
- Recently Refitted Kitchen/Bathroom & Ensuite
- Lounge/Diner with Patio Doors into the Garden
- Separate Study/Additional Reception Room
- Detached Garage and off road parking for 4/5 cars
- Recently refurbished throughout by current Vendor





*** NEWLY REFURBISHED THROUGHOUT ***

*** FIELD VIEWS ***

Well presented versatile four bedroom detached property situated at the end of a cul-de-sac overlooking fields. The property briefly comprises; Spacious entrance hall, with utility cupboard, downstairs WC, Kitchen, spacious lounge/dining room with french doors into the garden, additional reception room/study/playroom, the first floor offers four well balanced bedrooms including main bedroom with ensuite and three further bedrooms, a light and airy landing space also offers an airing cupboard and access to the family bathroom. An early viewing is essential to appreciate the space, standard and location on offer.

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: **TBC**

Council Tax Band: **TBC**

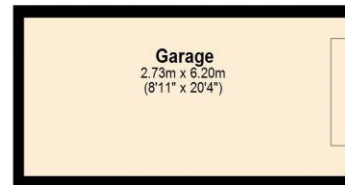
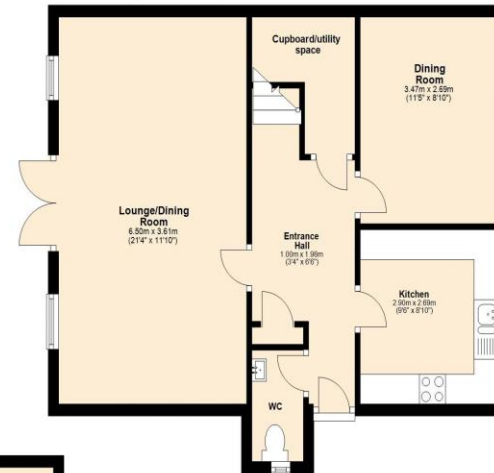
Local Authority: **South Kesteven District Council**

Services: **Gas Central Heating**

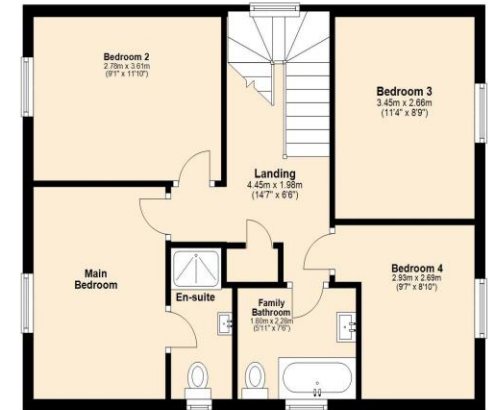
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Ground Floor
Approx. 71.0 sq. metres (764.5 sq. feet)



First Floor
Approx. 54.9 sq. metres (590.8 sq. feet)



Total area: approx. 125.9 sq. metres (1355.3 sq. feet)