



BRITISH
PROPERTY
AWARDS

2018
★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Drift Avenue,
Stamford, PE9 1UY
£339,995

SUMMARY

- No Chain
- Three Double Bedroom Family Home
- Living Room & Dining Room
- Kitchen
- Family Bathroom
- South Facing Rear Garden
- Outbuildings
- Off Road Parking

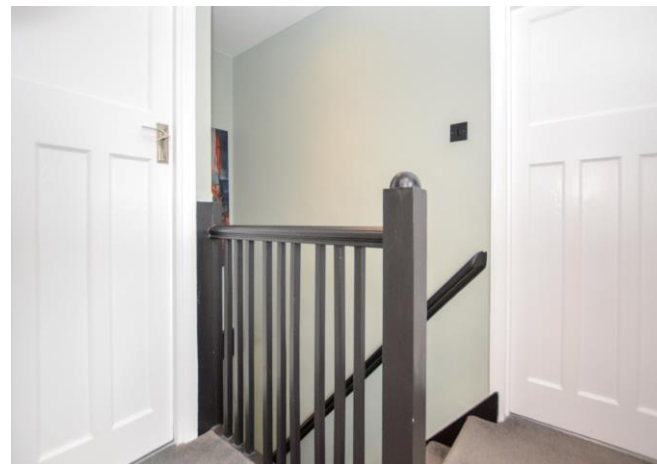
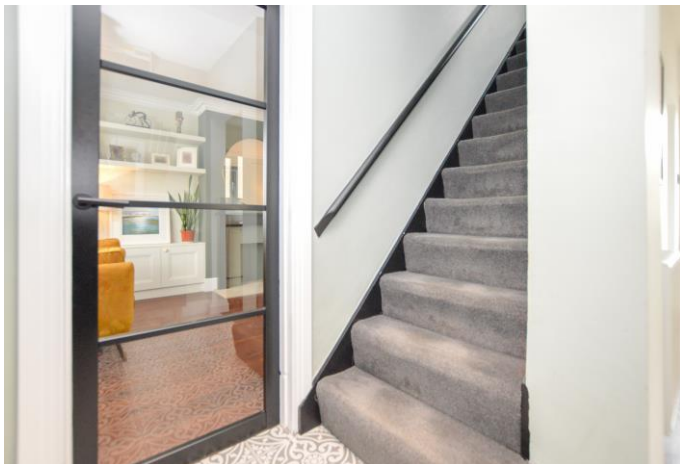




- No Chain
- South Facing Rear Garden
- Outbuildings

Offered for sale is this three double bedroom family home, offering spacious accommodation over the ground and first floor. Briefly comprising; Entrance Hall, Living Room, Dining Room, Kitchen, Three Double Bedrooms, Family Bathroom, Outbuildings, South Facing Rear Garden & Off Road Parking.

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**

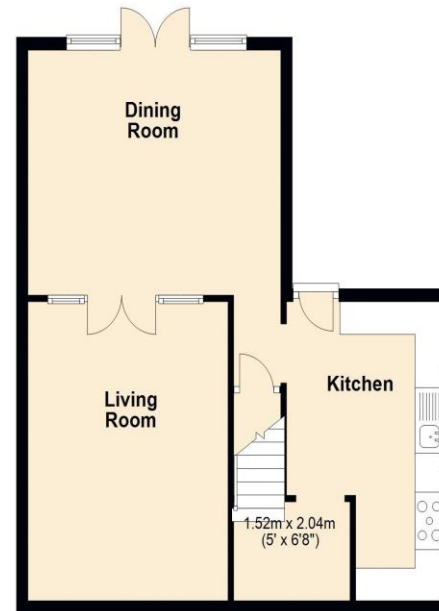
Local Authority: **South Kesteven District Council**

Services: **Gas Central Heating**

DISCLAIMER

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Ground Floor
Approx. 71.2 sq. metres (766.6 sq. feet)



First Floor
Approx. 50.6 sq. metres (544.1 sq. feet)



Total area: approx. 121.8 sq. metres (1310.7 sq. feet)