



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Emlyns Street,
Stamford, PE9 1QP
Guide Price £900,000

SUMMARY

- Recently Renovated & Remodelled Downstairs with Open Plan Living
- Four Bedrooms including Main Bedroom with Ensuite/Dressing/Walk-in-Wardrobe
- Three Further Reception Rooms; Including Study / Snug / Living Room
- Spacious Mature Rear Garden - Off Road Driveway Parking and Detached Garage
- Envious Location & Plot situated down a Secluded Lane close to the Town Centre
- The property also offers; Cloakroom, Two Entrance halls & Utility/Boot Room
- EPC D – COUNCIL TAX D





*****NEWLY RENOVATED & RE-MODELLED DOWNSTAIRS***** DECEPTIVELY Spacious FOUR Double Bedroom Semi-Detached Extended Family Home, Situated in an Envidable Location secluded down a private lane with parking and a detached garage...An early viewing is essential to appreciate the space, standard and location on offer. The Ground Floor offers Two Entrance Halls, Utility/Boot Room, Cloakroom, Open Plan Living Kitchen Dining Space with Bi-Fold Doors into the Garden. Three further Reception Rooms including; Study, Snug with fireplace, and a Living room with Logburner To the first floor you have a bright landing space, the main bedroom offers dressing area, walk in wardrobe and en-suite shower room . There are three further double bedrooms including bedroom two which benefits from walk-in wardrobe/Storage cupboard. The family bathroom is spacious comprising a four piece suite with a roll top bath and separate shower enclosure The private south facing rear garden has a large patio area for entertaining and generous lawn space, with mature hedges and shrubbery offering privacy. To the front of the property, you have a private gravel driveway, single detached garage and parking for two/three cars. Contact our office with any further questions or to arrange your viewing





Tenure: Freehold

EPC Rating: D

Council Tax Band: D

Local Authority: SKDC

Services: Mains Gas/ Electric /

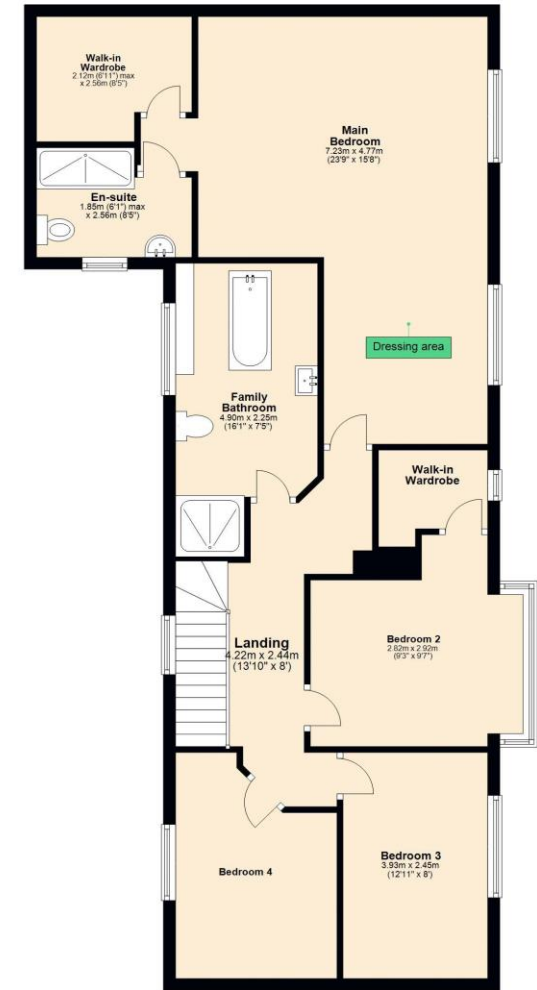
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Ground Floor
Approx. 116.5 sq. metres (1253.7 sq. feet)



First Floor
Approx. 95.8 sq. metres (1031.3 sq. feet)



Total area: approx. 212.3 sq. metres (2285.0 sq. feet)