



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Langton Walk,
Stamford, PE9 2WF
Offers in Excess of £550,000

SUMMARY

- Four Double Bedroom Detached Family Home
- Downstairs WC, Family Bathroom & En Suite
- Open Plan Kitchen Dining Space
- Living Room & Play Room
- Oversized Garage & Off Road Parking
- Open Views To The Front
- Enclosed Rear Garden





*** OPEN VIEWS TO THE FRONT ***

*** OVERSIZED GARAGE & OFF ROAD PARKING ***

This spacious four double bedroom detached home, offering generous accommodation over the ground and first floor. The property comprises; Entrance Hall, Living Room, Play Room, Open Plan Kitchen Dining Room, Downstairs WC, Four Double Bedrooms with built in wardrobes to all of them, En Suite to master, Family Bathroom, Enclosed Rear Garden, Garage & Off Road Parking.

AGENTS NOTES: The current owners have had architects drawings for a loft extension, creating two further bedrooms. Please ask for further details.

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 0.5 miles away.



Tenure: **Freehold**

EPC Rating: **TBC**

Council Tax Band: **E**

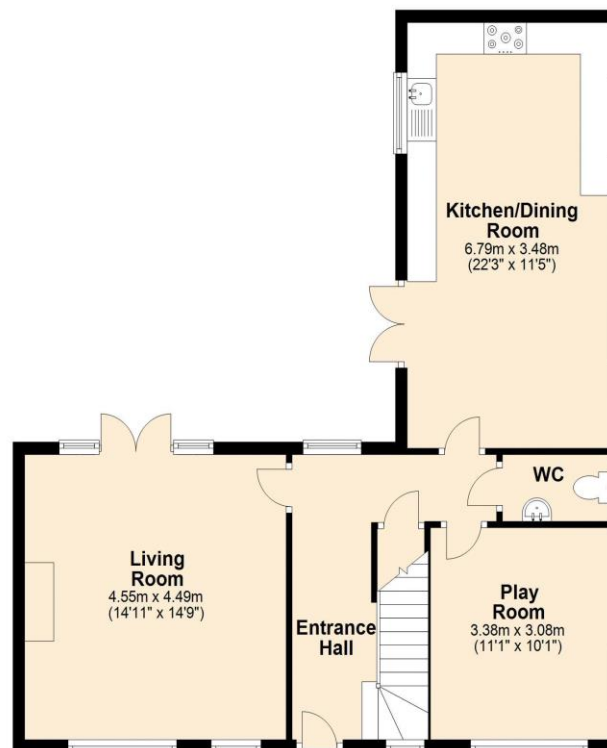
Local Authority: **South Kesteven District Council**

Services: **Gas Central Heating**

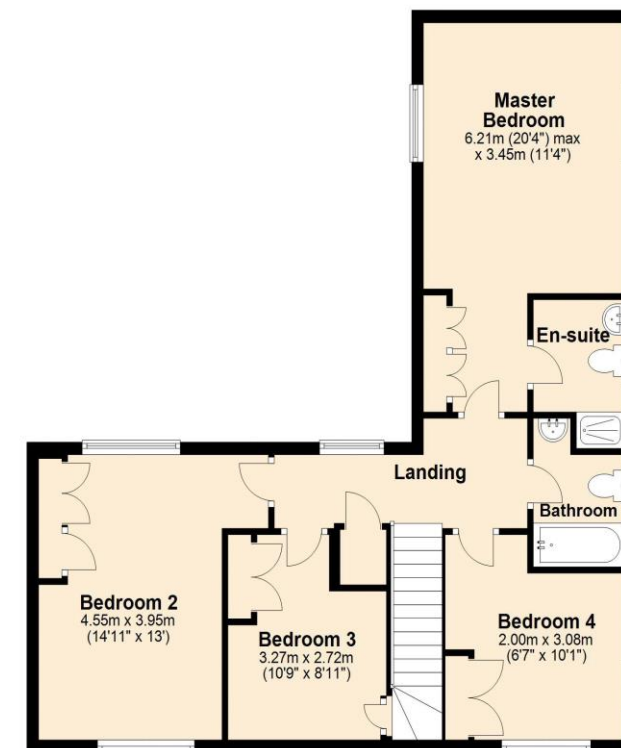
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Ground Floor
Approx. 90.1 sq. metres (969.8 sq. feet)



First Floor
Approx. 69.5 sq. metres (748.5 sq. feet)



Total area: approx. 159.6 sq. metres (1718.3 sq. feet)