



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES

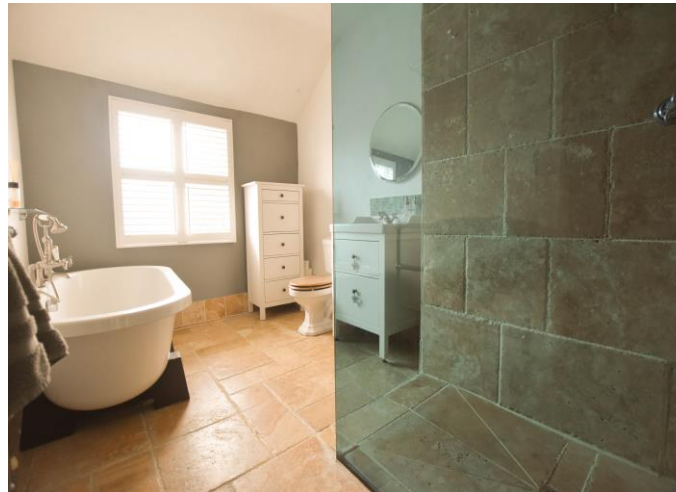
Torkington Street,

Stamford, PE9 2UY

Offers in Excess of £300,000

SUMMARY

- Close To Town Centre
- Two Bedroom Mid terrace Home
- Living Room
- Kitchen Dining Room
- Family Bathroom
- Outbuildings
- Garden Space

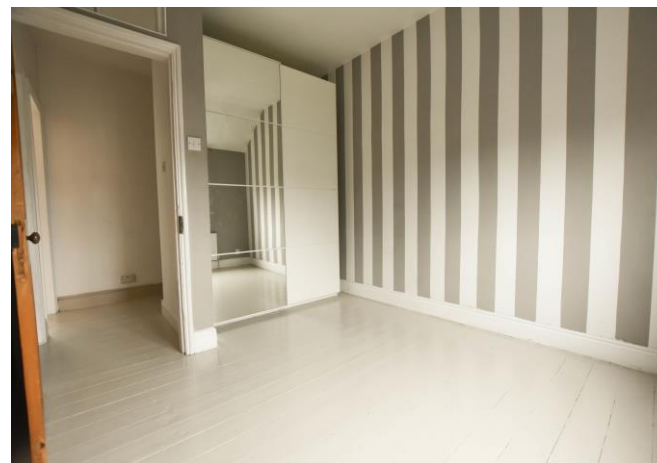




*** NO ONWARD CHAIN ***

Nest Estates are pleased to offer to the market this two bedroom mid terrace home, set only a short walk from Stamford's town centre. The property comprises; Living room, kitchen dining room, two bedrooms, family bathroom with four piece suite, garden space and outbuildings.

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 nearby, 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**

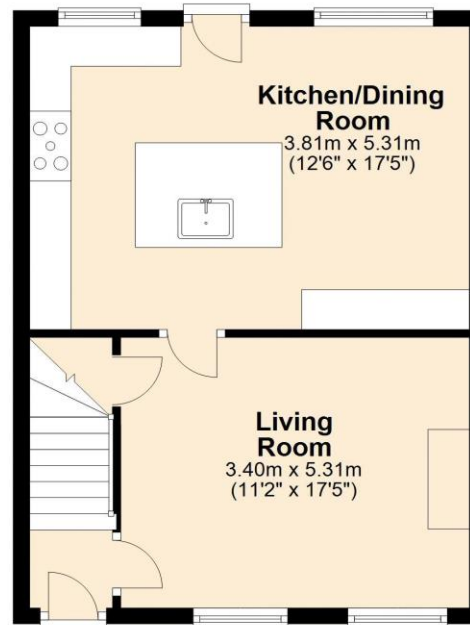
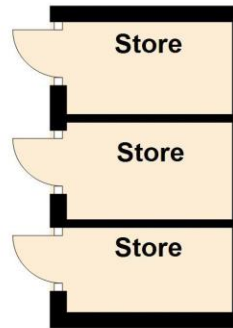
Local Authority: **SKDC**

Services: **Gas Central Heating**

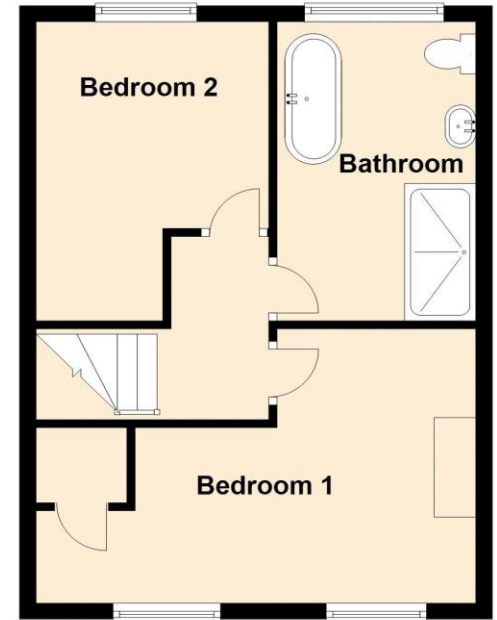
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Ground Floor
Approx. 47.3 sq. metres (509.3 sq. feet)



First Floor
Approx. 35.5 sq. metres (382.6 sq. feet)



Total area: approx. 82.9 sq. metres (891.9 sq. feet)

nest

01780 238110
info@nestestates.co.uk
www.nestestates.co.uk