



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD

nest  
ESTATES



Hereward Place,  
Stamford, PE9 2JA  
£1,320,000



# SUMMARY

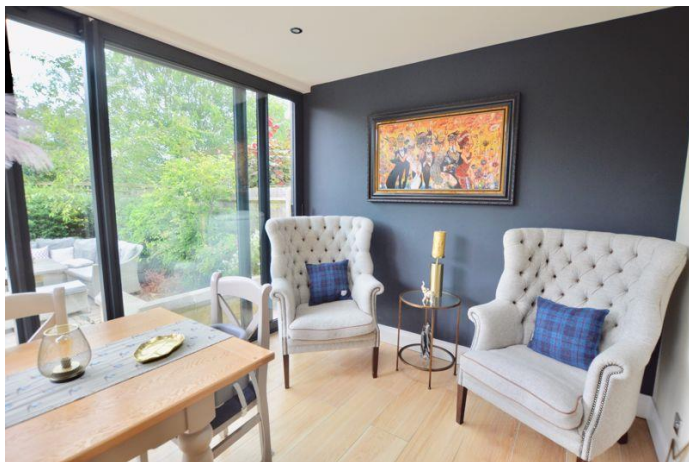
- One of the Largest Homes on the Prestigious Hereward Place Development
- Re-modelled Extended and Specification much improved by the current vendors
- 6 Bedrooms 4 Bathrooms (two en-suite) 3 Reception Rooms/Areas
- Open Plan Living Space Comprising - Lounge area, Kitchen Diner, Sun Room and Bar
- Beautifully Landscaped Gardens with far reaching views across Stamford
- Double Garage and Off road parking For Multiple Vehicles
- No Forward Chain-EPC B-Council Tax Band F
- Downstairs Cloakroom & Separate Utility Space







**\*\*\*EPC B\*\*\*NO FORWARD CHAIN\*\*\***Nest Estates are pleased to bring to the market this rare opportunity to purchase one of the largest properties on the Hereward Place development. The property offers an extended-upgraded open plan living space and six bedrooms with four bathrooms. It is situated in an enviable plot at this prestigious location we encourage you to book your viewing early, to appreciate the space, standard and location on offer. The accommodation briefly comprises; entrance hall, downstairs wc, study, utility, lounge, open plan living space which benefits from a modern sun room extension, kitchen breakfast area and dining space, the first floor offers the master suite with dressing room and ensuite, family bathroom and three further double bedrooms including one double bedroom with ensuite facilities and one currently set up as a gym. The second floor includes a spacious landing with access to a shower room and two further double bedrooms. Outside the property benefits from a driveway for multiple cars double garage and a private rear garden with far reaching views over Stamford. Contact our office for more information and to arrange your viewing









Tenure: FREEHOLD

EPC Rating: B

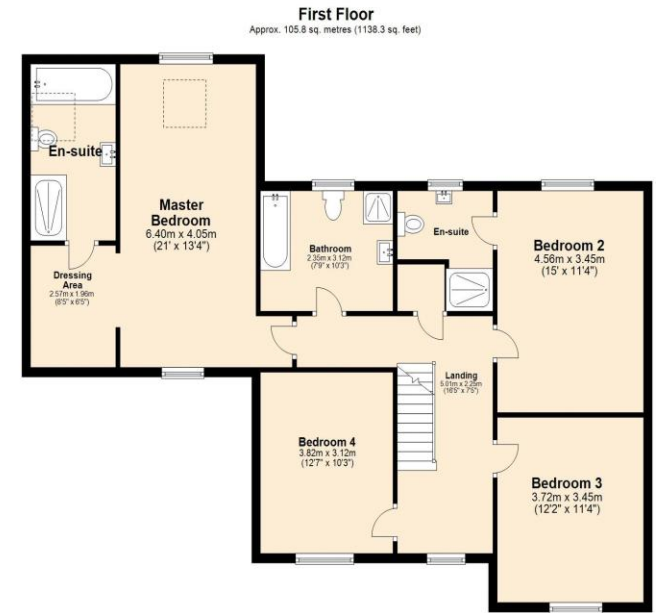
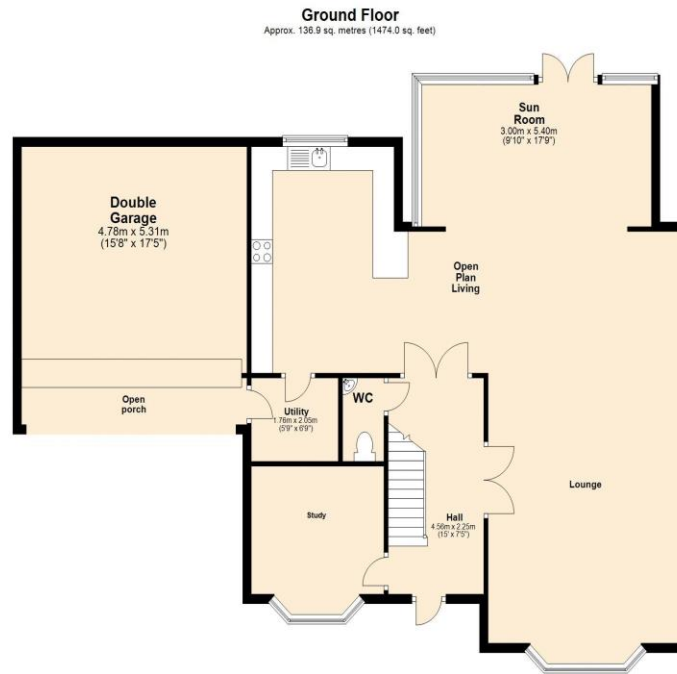
Council Tax Band: F

Local Authority: SKDC

Services: Mains Gas/Electric/Water/Drainage

## DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.



Total area: approx. 288.7 sq. metres (3108.1 sq. feet)

**nest**  
ESTATES

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