



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Uffington Road, Barnack

Stamford, PE9 3DU

£700,000

SUMMARY

- Six Double Bedrooms - Two En-Suite
- Open Plan Kitchen Dining Space
- Two Further Reception Rooms
- Two Study/Office Spaces
- Spacious throughout over 2700SQFT
- Utility & Downstairs WC
- Gardens to Front/Side/Rear
- Double Garage & Two Driveways





*****SIX DOUBLE BEDROOMS***TWO DRIVEWAYS***DOUBLE GARAGE***NO CHAIN***** Nest Estates are pleased to bring to the market this 6 Bedroom Detached Executive Build extending to over 2700SQFT. Perched on the edge of a popular development with its own driveway from Uffington road, an early viewing is essential to appreciate the space, standard and location on offer. The property briefly comprises entrance hall, with cloakroom, open plan kitchen dining space, separate utility, living room with french doors into the garden, spacious study/playroom. The first floor offers landing space with spacious cupboards, main bedroom with built in wardrobes and ensuite with bath and shower, three further double bedrooms and a family bathroom. The top floor provides two further double rooms including one with en-suite shower room and a landing space which works well as a second study/office space. Outside the property benefits from two driveways providing parking for multiple vehicles, one is accessed to the front of the property and the one to the rear also provides a double garage. The property also provides gardens to the front, side and rear of the property, with the rear & side offering privacy with an outlook onto trees. Please contact our office with any questions you have and to arrange your viewing





Tenure: Freehold

EPC Rating: D

Council Tax Band: G

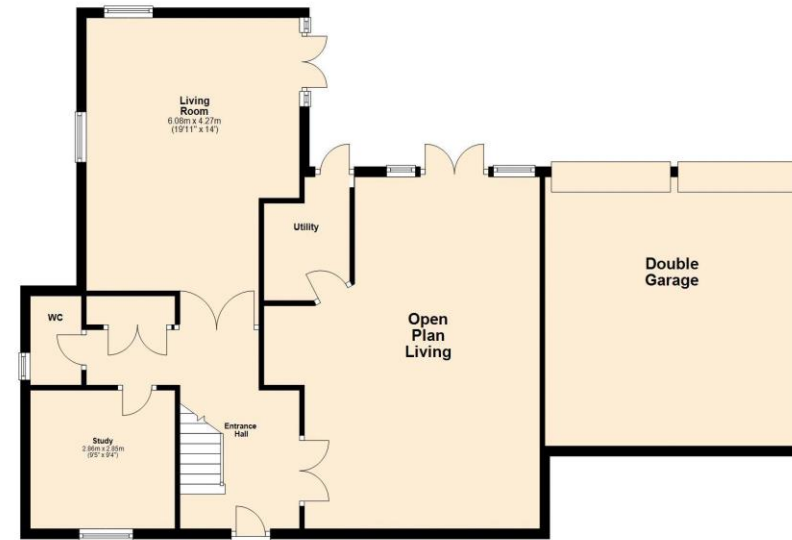
Local Authority: Peterborough City Council

Services: Mains electric, water, gas

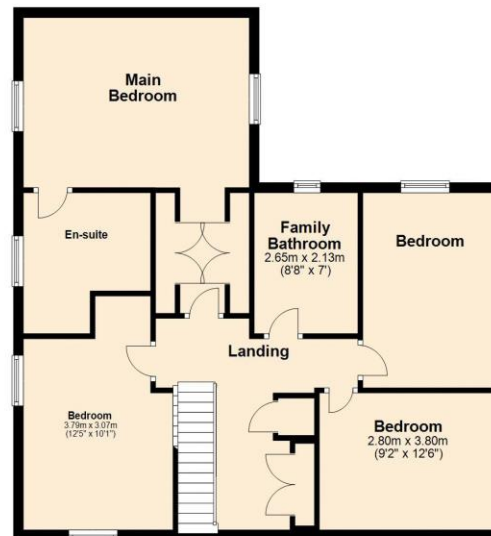
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Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our 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.

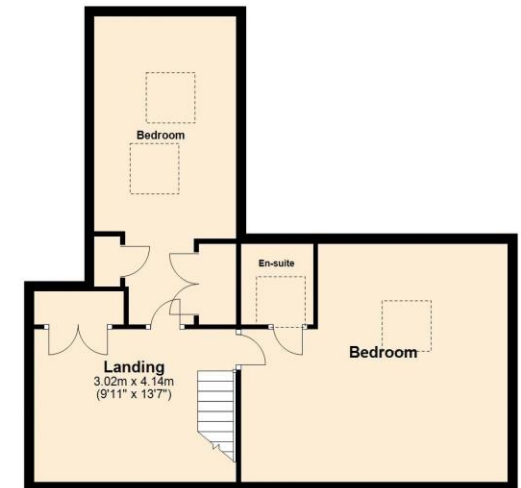
Ground Floor
Approx. 113.9 sq. metres (1225.6 sq. feet)



First Floor
Approx. 81.8 sq. metres (880.4 sq. feet)



Second Floor
Approx. 58.0 sq. metres (624.0 sq. feet)



Total area: approx. 253.6 sq. metres (2730.1 sq. feet)