



BRITISH  
PROPERTY  
AWARDS

2018  
★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN STAMFORD

**nest**  
ESTATES



**Fitzwilliam Road,**  
Stamford, PE9 1DF  
**£275,000**

# SUMMARY

- Entrance Hall
- Family Bathroom
- Kitchen
- Living Room & Conservatory
- Garage & Off Road Parking
- Landscaped Rear Garden
- Popular Location





### \*\*\* GARAGE & OFF ROAD PARKING \*\*\*

Offered for sale is this three bedroom semi detached home situated in a popular location in Stamford and offering spacious accommodation over the ground and first floor.

The property briefly comprises; Entrance Hall, Family Bathroom, Kitchen, Living Room, Conservatory, Three well proportioned bedrooms, Garage, Off Road Parking and landscaped rear garden.

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 1 mile away.



Tenure: **Freehold**

EPC Rating: **C**

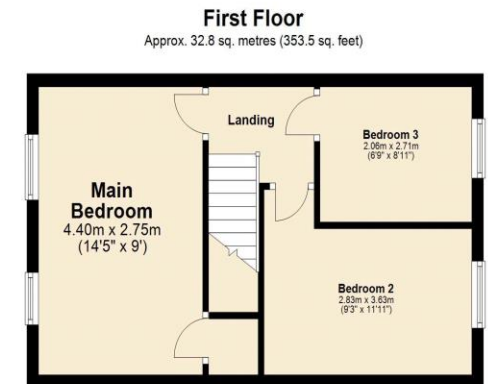
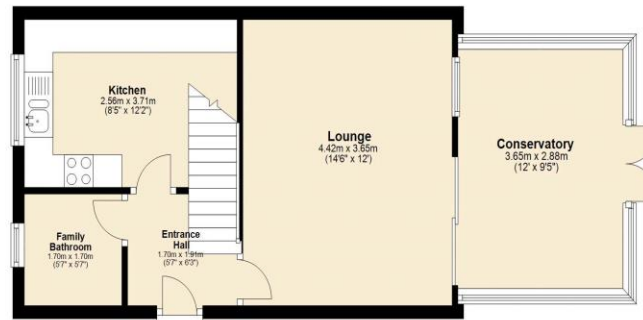
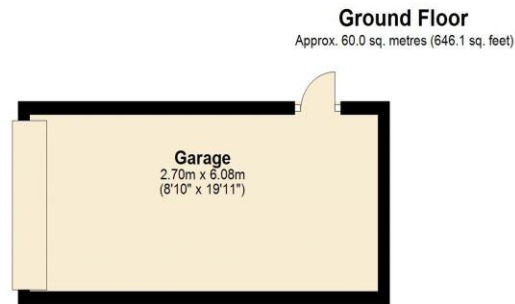
Council Tax Band: **B**

Local Authority: **South Kesteven District Council**

Services: **Gas Central Heating**

## DISCLAIMER

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Total area: approx. 92.9 sq. metres (999.7 sq. feet)

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