



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD

nest  
ESTATES

Doughty Street,

Stamford, PE9 1UT

£350,000



# SUMMARY

- No Onward Chain
- Four Bedroom Semi Detached Home
- Garage & Workshop
- Enclosed Rear Garden
- Off Road Parking
- Kitchen, Dining Room & Living Room
- Family Bathroom
- Viewings Advised







Nest Estates are pleased to offer to the market this four-bedroom semi-detached family home with oversized garage, off-road parking, and workshop, offering lots of potential and being sold with no onward chain. The property comprises a spacious living room, dining room, kitchen, four bedrooms, and a family bathroom. Outside, there is a larger-than-average enclosed rear garden, along with an oversized garage, workshop, and off-road parking, providing plenty of space for family activities, storage, or future expansion. Located in the historic market town of Stamford, this home is ideally placed to take advantage of a range of local amenities, including shops, garden centres, public houses, and hotels, as well as recreational facilities such as an indoor swimming pool, leisure centre, and several golf courses. The stunning Burghley House and Rutland Water are nearby, providing excellent opportunities for outdoor activities like fishing and sailing. Stamford boasts exceptional educational opportunities with renowned primary and secondary schools, including the Stamford Endowed Schools, while additional schooling options are available in nearby towns like Bourne, Market Deeping, and Oakham. For commuters, the property offers easy access to high-speed trains from Peterborough (just 15 miles away) to London Kings Cross, taking approximately 46 minutes, and the A1 is only 1 mile away, providing excellent road links. This property offers a fantastic opportunity for those looking to make it their own in a desirable location.







Tenure: Freehold

EPC Rating: EPC D

Council Tax Band: B

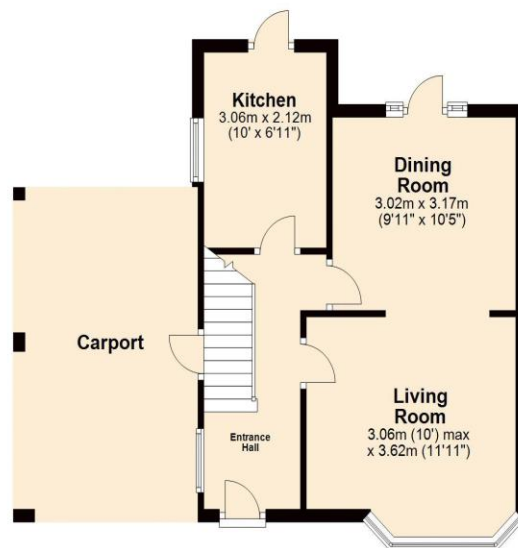
Local Authority: SKDC

Services: Mains Gas, Electric, Water & Drainage

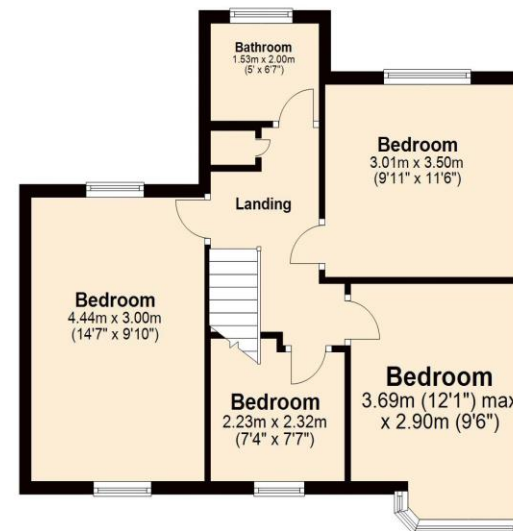
## DISCLAIMER

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.

**Ground Floor**  
Approx. 78.9 sq. metres (849.8 sq. feet)



**First Floor**  
Approx. 50.3 sq. metres (541.6 sq. feet)



Total area: approx. 129.3 sq. metres (1391.4 sq. feet)