



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



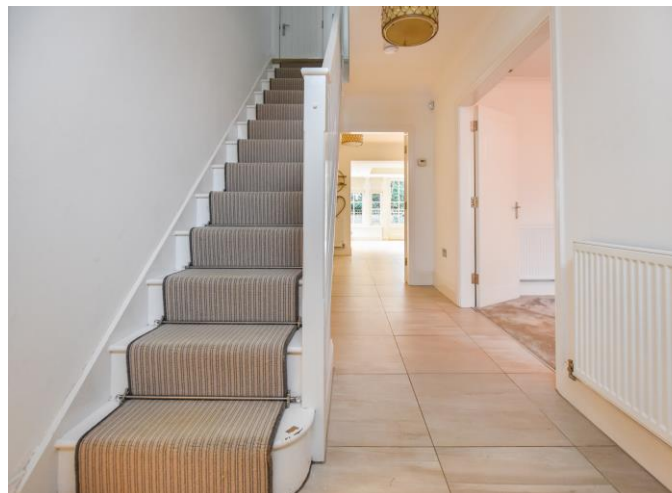
Hereward Place,

Stamford, PE9 2JA

£1,249,500

SUMMARY

- Over 3150SQFT the Largest property on the prestigious Hereward Place development
- Envious Spot offering Town centre living at its best!
- 6 double bedrooms, 4 bathrooms , 2 reception rooms + Modern open plan living space
- Georgian style stone built property a stones throw from the centre of town
- Off road parking for two cars, double garage and a private rear garden
- High specification. Contact our office for more information. No forward chain
- *** NO ONWARD CHAIN ***





***** NO ONWARD CHAIN *****

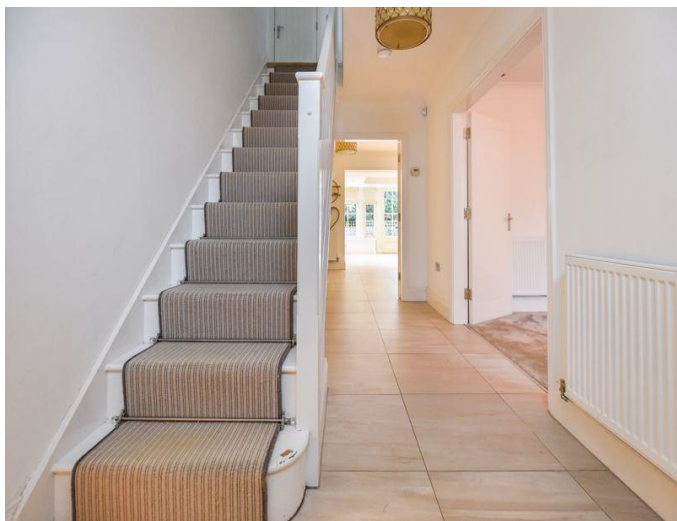
Nest Estates is delighted to present this impressive six-bedroom executive home, beautifully crafted from stone, and located just a short walk from the heart of Stamford's vibrant town centre.

The property offers spacious living throughout, including an Entrance Hall, Living Room, Utility Room, a stunning Open Plan Kitchen/Dining/Family Room, Study, Downstairs WC, Six Bedrooms, Two En Suites, a Family Bathroom, a Family Shower Room, Double Garage, Off-Road Parking, and a private Enclosed Rear Garden.

Stamford, a historic market town, is renowned for its wealth of amenities, including a wide variety of shops, garden centres, churches, pubs, and hotels. The town also boasts excellent recreational facilities, such as an indoor swimming pool, leisure centre, and a selection of golf courses. The nearby Burghley House is a local landmark, while Rutland Water, situated between Stamford and Oakham, offers a range of outdoor activities, including fishing and sailing.

The town is home to exceptional educational options, with highly regarded primary and secondary schools, including the prestigious Stamford Endowed Schools. Additional independent and state schooling is available in nearby towns such as Bourne, Market Deeping, and Oakham. For commuters, the nearby Peterborough station (just 15 miles away) offers fast, direct trains to London King's Cross in approximately 46 minutes, while the A1 road is just a mile from the property.







Tenure: **Freehold**

EPC Rating: **C**

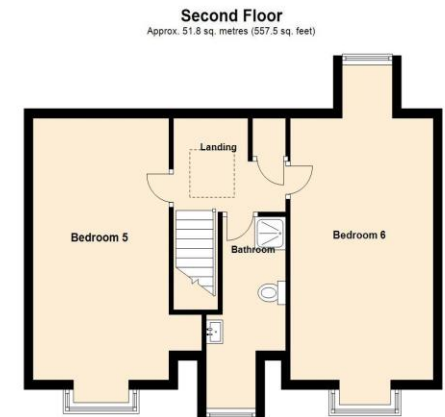
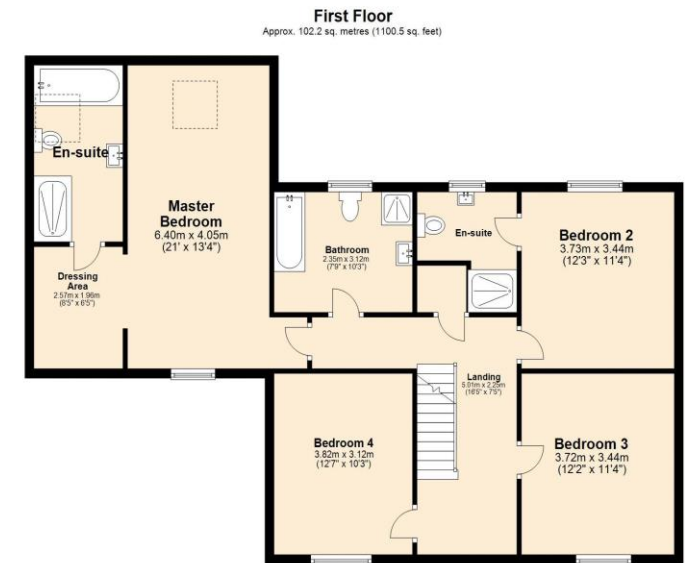
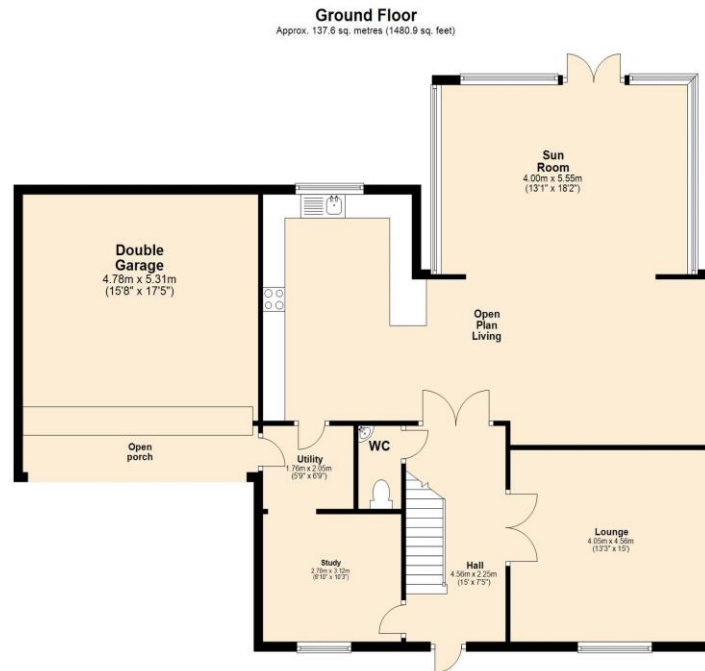
Council Tax Band: **G**

Local Authority: **SKDC**

Services: **Gas Central Heating**

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. 291.6 sq. metres (3139.0 sq. feet)

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