



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD

nest  
ESTATES



**All Saints Street,**

Stamford, PE9 2PA

**£845,000**



# SUMMARY

- Over 2800 Sq Ft Home
- Characterful Four Bedroom Terraced Home
- Dining Room, Snug, Sitting Area & Study
- Bathroom & Two Shower Rooms
- Kitchen & Utility Room
- Town Centre Location
- Small Courtyard Area







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

**\*\*\* TOWN CENTRE \*\*\***

Nest Estates are delighted to present Otters Pocket, a charming four-bedroom terraced home ideally located in the heart of Stamford's vibrant town centre. Spanning over 2,800 sq ft of living space, this characterful property offers a unique layout, including an Entrance Hall, Dining Room, Snug, Study, Sitting Area, Kitchen, Utility Room, Family Bathroom, Four generously sized Bedrooms, Two additional Shower Rooms, a Cellar, and a small Courtyard.

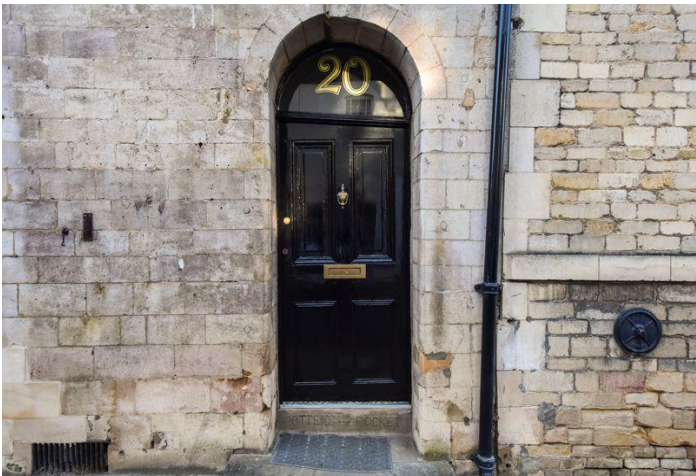
Stamford, a historic market town, is renowned for its range of amenities, including boutique shops, garden centres, churches, public houses, and hotels. The town also boasts excellent recreational facilities such as an indoor swimming pool, leisure centre, and quality medical services.

For outdoor enthusiasts, several golf courses, Burghley House, and Rutland Water (between Stamford and Oakham) offer a variety of activities including fishing, sailing, and more. The area is home to outstanding educational opportunities, with top-rated primary and secondary schools nearby, including the prestigious Stamford Endowed Schools.

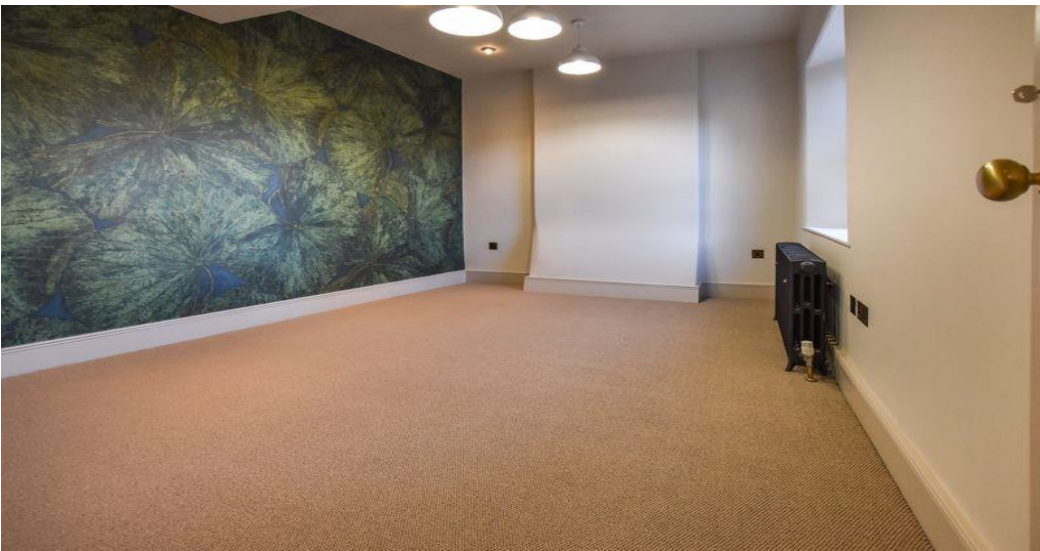
Additional state and independent schools are also available in surrounding towns such as Bourne, Market Deeping, and Oakham. For commuters, Stamford benefits from excellent transport links, with high-speed trains from Peterborough (just 15 miles away) to London Kings Cross taking approximately 46 minutes. The A1 is also easily accessible, located just 1 mile away.











Tenure: **Freehold**

EPC Rating: **TBC**

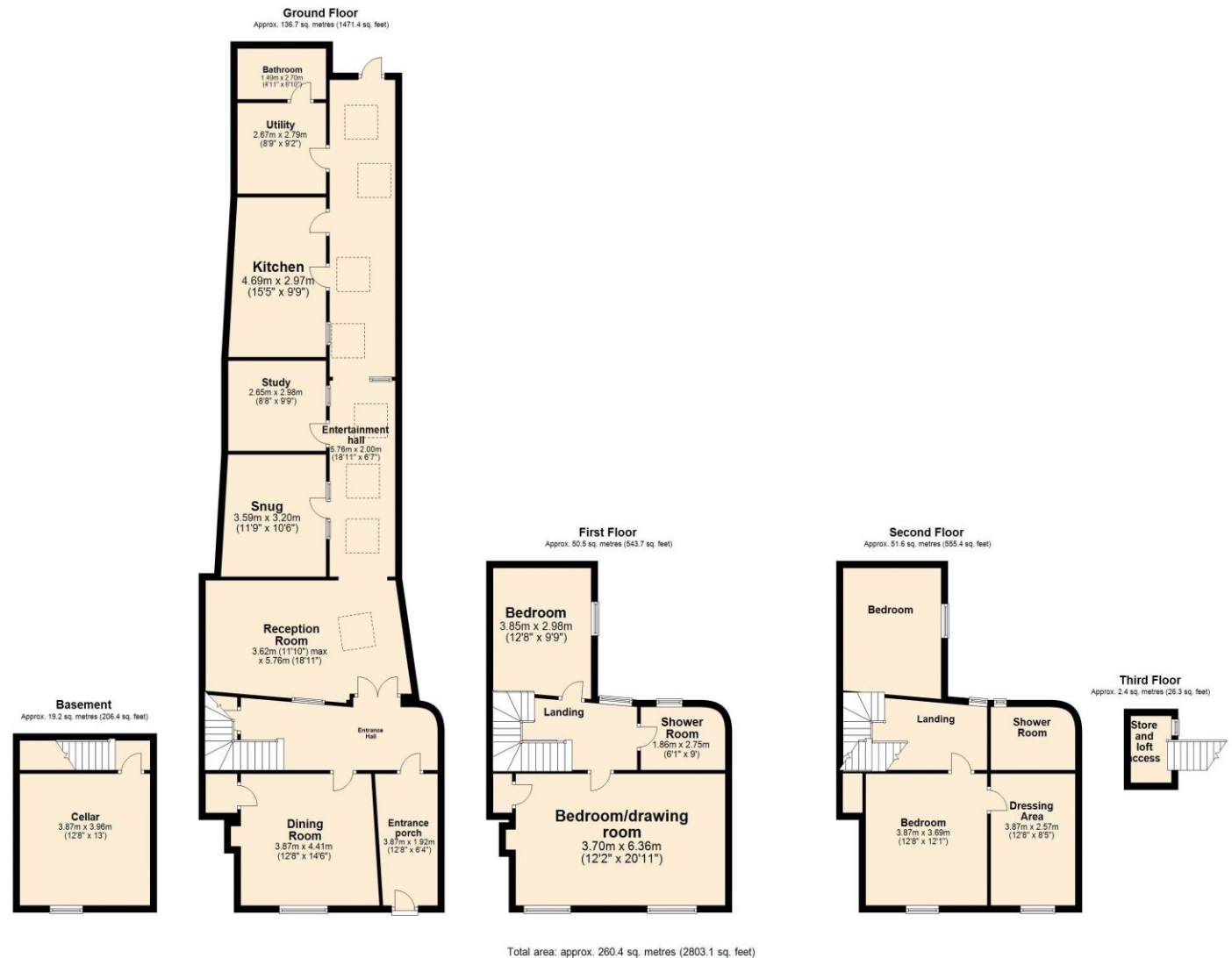
Council Tax Band: **TBC**

Local Authority: **SKDC**

Services: **Gas Central Heating, Electric Radiators & Air Conditioning Units**

## 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.



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01780 238110  
info@nestestates.co.uk  
www.nestestates.co.uk