



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Essex Road,
Stamford, PE9 1LG
£260,000

SUMMARY

- Three Bedroom Mid Terrace Home
- Off Road Parking
- Enclosed Rear Garden & Shed Storage
- Kitchen Dining Room
- Living Room & Conservatory
- Family Bathroom





Nest Estates is delighted to present to the market this well-appointed three-bedroom terraced home. The property comprises a spacious living room, a modern kitchen/dining room, and a bright conservatory, all benefiting from two gas central heating radiators. Upstairs, you'll find three generously sized bedrooms and a family bathroom. The property also offers ample off-road parking, a private enclosed rear garden with patio areas, and convenient shed storage.

AGENTS NOTES: The loft has flooring, benefits from being fully plastered and has a sky light for natural light.

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: **TBC**

Council Tax Band: **A**

Local Authority: **SKDC**

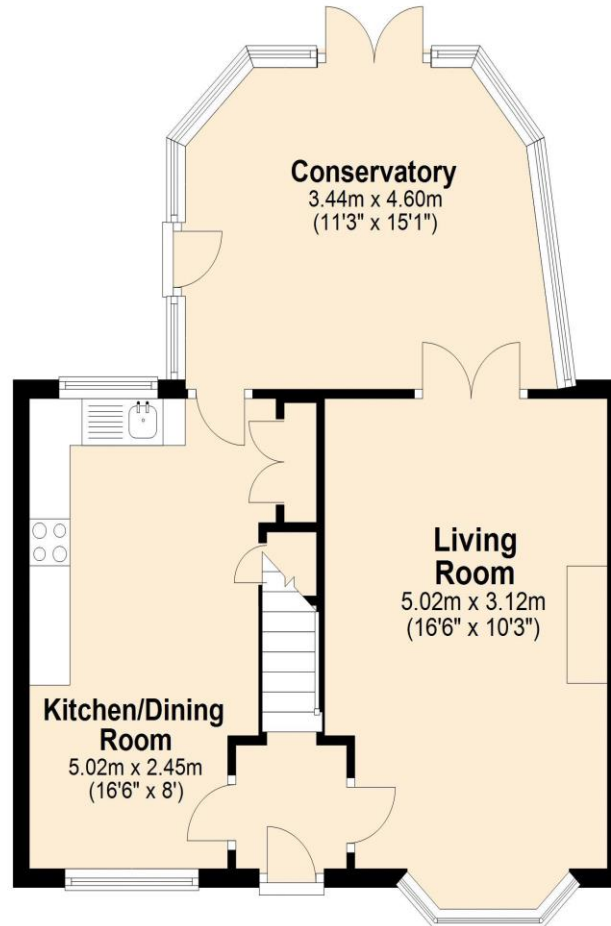
Services: **Gas Central Heating**

DISCLAIMER

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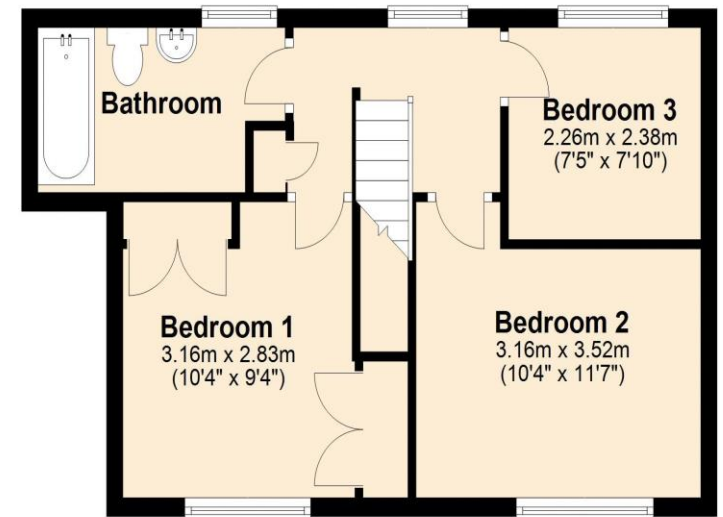
Ground Floor

Approx. 48.7 sq. metres (524.4 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



Total area: approx. 86.4 sq. metres (930.1 sq. feet)

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