



BRITISH
PROPERTY
AWARDS

2018

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Fane Close,
Stamford, PE9 1HG
£350,000

SUMMARY

- No Onward Chain
- Three Bedroom Semi Detached Family Home
- 1380 Sq Ft Of Accommodation
- Family Bathroom & Shower Room
- Living / Dining Space & Conservatory
- Kitchen & Utility Room
- Off Road Parking & Enclosed Rear Garden
- Potential To Extend (STPP)





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

***** POTENTIAL TO EXTEND (STPP) *****

Nest estates are pleased to offer to the market, this three bedroom semi detached family home, offering 1380 Sq Ft of living accommodation. The property features; Entrance Hall, Living / Dining Space, Kitchen, Conservatory, Utility Room, Family Bathroom, Shower Room, Three well proportioned bedrooms, Garage, Off Road Parking & Enclosed Rear Garden with patio area and shed storage.

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: **TBC**

Local Authority: **SKDC**

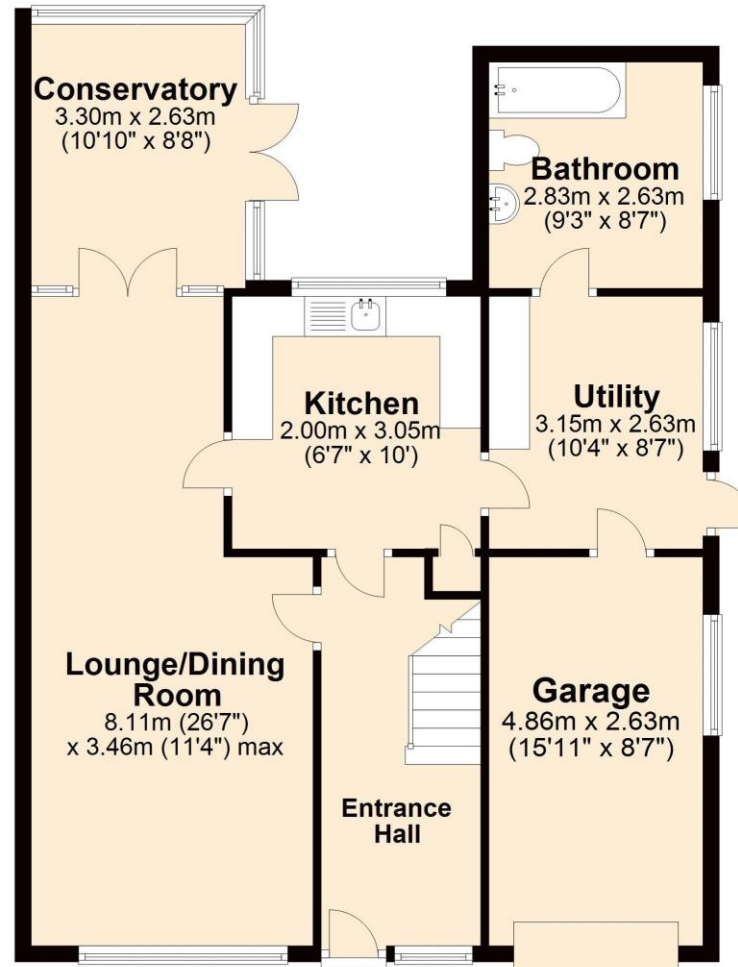
Services: **Gas Central Heating**

DISCLAIMER

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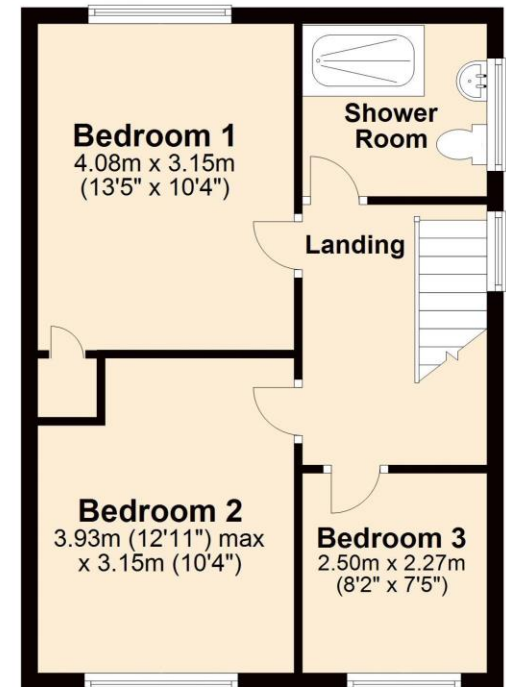
Ground Floor

Approx. 83.5 sq. metres (898.4 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.5 sq. feet)



Total area: approx. 128.2 sq. metres (1380.0 sq. feet)

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