



BRITISH  
PROPERTY  
AWARDS

2018  
★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN STAMFORD

**nest**  
ESTATES



**Langton Walk,**  
Stamford, PE9 2WF  
**£380,000**

# SUMMARY

- Four Bedroom Mid Terrace Home
- Close To Malcolm Sargent Primary School
- Garage & Off Road Parking
- Kitchen Breakfast Room
- Living Room
- Downstairs WC, Family Bathroom, Family Shower Room & En Suite
- Enclosed Rear Garden
- Open Views To The Front





**\*\*\* OVERSIZED GARAGE & OFF ROAD PARKING \*\*\***

The Belbury is a spacious three storey four bedroom stone built end town house ideal for growing families and situated in a prime location of Stamford close to the popular primary school of Malcolm Sargent. The property boasts two spacious receptions rooms, modern kitchen breakfast room, three/four well proportioned bedrooms, toilet on every floor, private rear garden and a kids playground to the front, ideal for families with children.

The property is arranged over three floors, entering via the entrance hall with stairs leading to the first floor. The entrance hall connects a downstairs cloakroom, kitchen breakfast room and the lounge/diner. The kitchen breakfast room features an array of modern units and integrated appliances. Completing downstairs is the lounge/diner with lovely, engineered oak flooring and French doors which open out onto the patio. To the first floor, the landing connects a spacious family room/fourth bedroom offering flexible living accommodation, a three piece bathroom and a well proportioned double bedroom.

To the second and final floor, the landing connects two further double bedrooms and a three piece shower room. The master bedroom features its own three piece en suite shower room.

Outside to the front is a gated entrance with inset footpath leading to the front door accompanied by a border full of mature shrubs and gravel. Gated access to the side of the property enters the private and enclosed rear garden with a patio seating area and lawn with mature border. To the rear of the property is a driveway and single garage.



Tenure: **Freehold**

EPC Rating: **B**

Council Tax Band: **C**

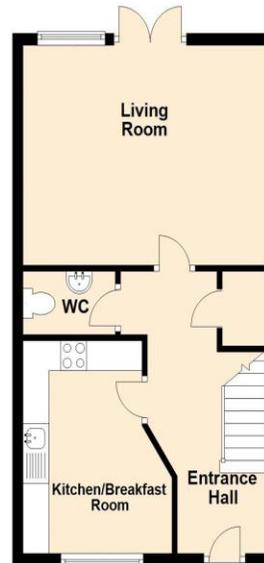
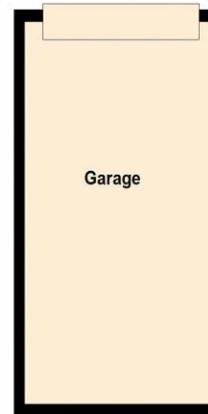
Local Authority: **South Kesteven District Council**

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.

**Ground Floor**  
Approx. 63.2 sq. metres (680.6 sq. feet)



**First Floor**  
Approx. 40.1 sq. metres (431.8 sq. feet)



**Second Floor**  
Approx. 40.1 sq. metres (431.8 sq. feet)



Total area: approx. 143.5 sq. metres (1544.3 sq. feet)

**nest**  
ESTATES

8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110

info@nestestates.co.uk

www.nestestates.co.uk