



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**

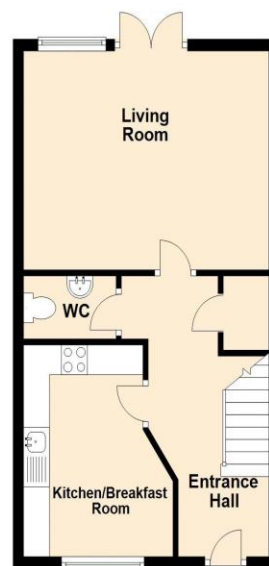
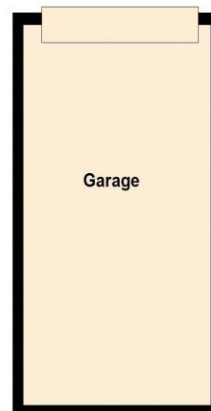
Local Authority: **South Kesteven District Council**

Services: **Gas Central Heating**

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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)

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