



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD



nest
ESTATES

Culpepper Way,
Stamford, PE9 3WL
Guide Price £600,000

SUMMARY

- 5 Double Bedrooms , Two En-suite
- Three Reception Rooms
- Open Plan Kitchen Dining Room
- Office Pod in Garden
- Generous Garage & Parking
- Front & Rear Gardens
- Utility Room & WC
- EPC B





GUIDE PRICE 625,000-635,000OVER 2000SQFT***

This beautiful five-bedroom, detached home is located in a quiet Stamford estate, within the catchment area for the popular Malcolm Sargent School. With several upgrades, this home stands out from others in the area. The layout spans three floors, starting with a bright entrance hall that connects the spacious living room, modern kitchen, utility room, and a flexible study/playroom. The living room is large and full of natural light. The open-plan kitchen and dining area are perfect for entertaining and gives access via bi folding doors to the garden. On the first floor, there are three double bedrooms. The family bathroom has a sleek, modern design. The main bedroom features a walk-in wardrobe and an en-suite shower room, which has recently been refurbished. The top floor has two more spacious bedrooms, one with its own en-suite, making it perfect for guests. Outside the property benefits from a generous rear garden with access to the driveway and garage, and further offers a modern office pod with heating. An early viewing is essential to appreciate the space, standard and location on offer.





Tenure: Freehold

EPC Rating: B

Council Tax Band: F

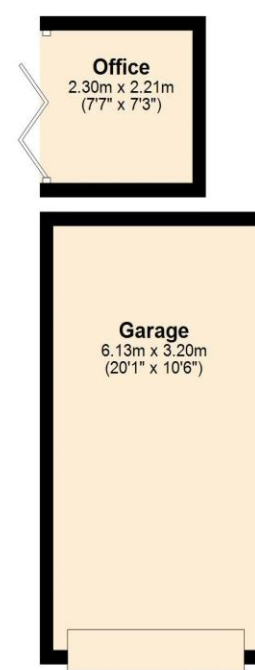
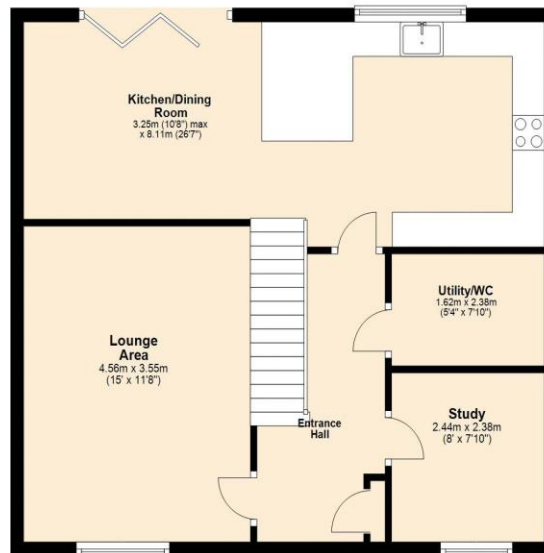
Local Authority: SKDC

Services: Mains Services

Please note annual service charges apply

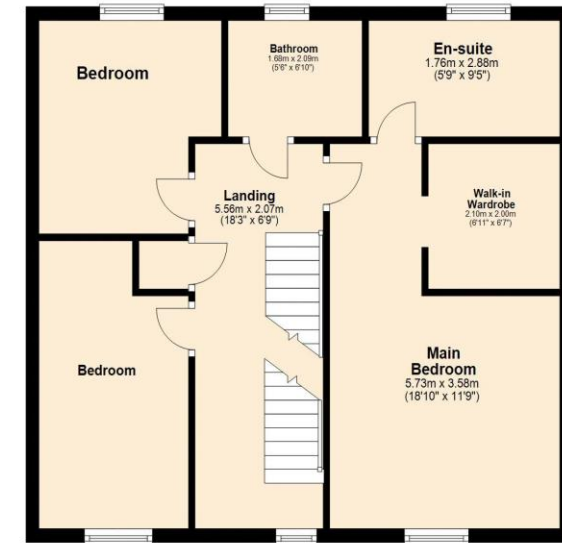
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Total area: approx. 186.9 sq. metres (2012.2 sq. feet)

First Floor
Approx. 61.3 sq. metres (660.3 sq. feet)



Second Floor
Approx. 39.9 sq. metres (429.5 sq. feet)

