



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



, Braceborough

Stamford, PE9 4NT

Guide Price £900,000

SUMMARY

- No Forward Chain
- Stunning Field Views
- Open Plan Kitchen Living Dining Space & Utility Room
- Four Bedroom Detached Bungalow
- Study, Snug & Lounge Stunning Field Views
- Two En Suites, Family Bathroom & Separate WC
- Double Garage & Off Road Parking
- Just Under 3000 Sq Ft Of Living Accommodation
- 0.5 Acre Plot





Nest Estates are pleased to offer for sale; School House View, a four bedroom detached bungalow with just under 3000 Sq Ft of living accommodation and placed on a spacious 0.5 acre plot, with stunning field views from the rear garden. The property comprises; Entrance Hall, Four Double Bedrooms, Two En Suites, Family Bathroom, Separate WC, Study, Lounge, Snug, Utility / Boot Room, Open Plan Kitchen / Living / Dining Space, Double Garage, Off Road Parking and a beautifully manicured rear garden space over looking amazing field views.

School House View enjoys a prime location in the picturesque hamlet of Braceborough, nestled within the rolling countryside of Lincolnshire. The village is home to a vibrant village hall, and the nearby village of Greatford offers additional community amenities, including its own village hall and a welcoming public house. Rich in history, Braceborough boasts the 12th-century St. Margaret's Church, renowned for its medieval architecture. As part of a peaceful farming community with a population of just a few hundred, the village provides a serene escape for those seeking tranquillity in the heart of the English countryside. Nearby attractions include scenic riverside walks and the historic landmarks of Stamford. Just 7 miles away, the charming market town of Stamford is celebrated for its stunning Georgian architecture and boasts a wealth of shops, leisure facilities, and dining options, including the renowned George Hotel.



The A1 lies to the west of Stamford, providing easy access north and south, while the A15 is conveniently located a short distance to the east of Braceborough. The nearby Cathedral City of Peterborough offers a full range of shopping and leisure options, along with a mainline railway station that provides high-speed trains to London Kings Cross. The area is also home to excellent state and private schools in Stamford, Peterborough, and Bourne, with further prestigious schools in Oakham, Uppingham, and Oundle. Additionally, free transport is available for students attending Bourne Grammar School, with stops throughout Braceborough. For leisure enthusiasts, golf courses at Toft, Burghley Park, Luffenham Heath, and Greetham are nearby, while the beautiful Rutland Water, with its nature reserve, watersports, and trout fishing, is just 16 miles to the west.















Tenure: **Freehold**

EPC Rating: **D**

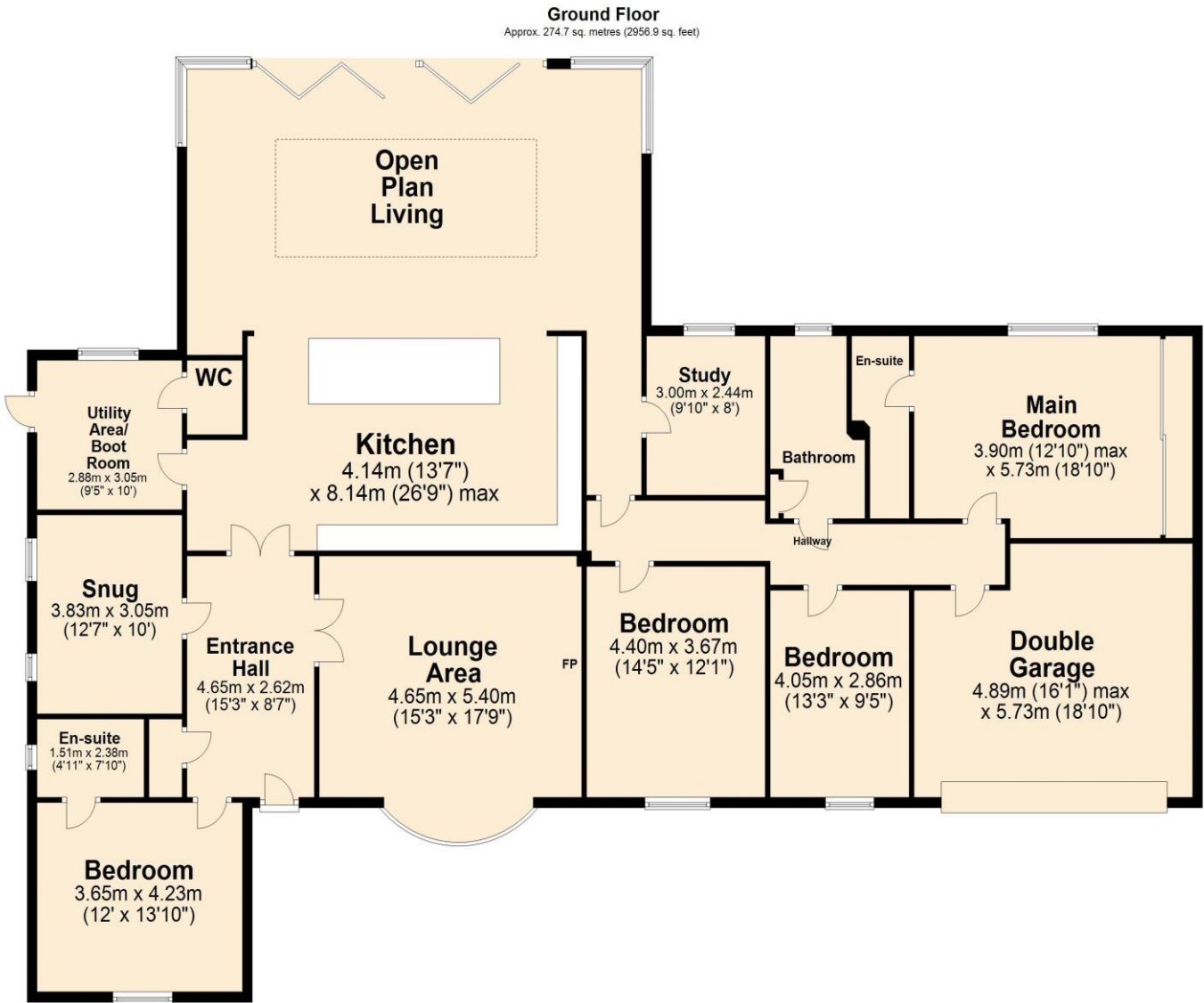
Council Tax Band: **F**

Local Authority: **SKDC**

Services: **Oil Fired 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.



Total area: approx. 274.7 sq. metres (2956.9 sq. feet)