



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES

, Braceborough

Stamford, PE9 4NT

£795,000

SUMMARY

- Stunning Field View From Rear Garden
- 3000 Sq Ft - Four Bedroom Detached Bungalow
- 7.2m x 6m Double Garage & Extensive Off Road Parking
- 0.3 Acre Plot
- Living Room, Dining Room & Study
- WC, Two En Suites & Family Bathroom
- Kitchen & Utility Room
- Summer House, Workshop & Shed Storage

















Westwood, Braceborough, is a four bedroom detached bungalow situated on a 0.3 acre plot, boasting stunning field views from the rear garden space. The property comprises; Entrance Hall, WC, Study, Living Room with log burner, Dining Room, Kitchen Breakfast Room, Family Bathroom, Utility Room, Four well proportioned bedrooms, Two En Suites, Summer House, Workshop, Shed Storage, Oversized Double Garage, Enclosed Rear Garden with patio area and Extensive Off Road Parking.

Westwood 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: TBC

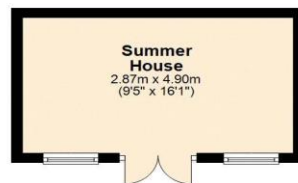
Council Tax Band: F

Local Authority: SKDC

Services: Oil Fired Heating

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Total area: approx. 279.7 sq. metres (3010.4 sq. feet)