



BRITISH
PROPERTY
AWARDS

2018

★★★★★

GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES

St. Lawrence Way, Tallington

Stamford, PE9 4RH

£315,000

SUMMARY

- Three Bedroom Detached Family Home
- Off Road Parking & Garage
- Living Room & Dining Room
- Kitchen & Utility
- Downstairs WC, Family Bathroom & En Suite
- Built In Wardrobes To Two Of The Bedrooms
- Enclosed Rear Garden





Attractive Three-Bedroom Detached Family Home This beautifully presented three-bedroom detached home is perfect for modern family living.

Nestled in a desirable location, the property boasts a generous rear garden, private off-road parking, and a secure garage. Inside, the layout includes a welcoming living room, opening to a dining room ideal for entertaining, and a well-equipped kitchen with a convenient pantry cupboard. Additional features include a practical utility room and a downstairs WC.

Upstairs, the home offers three well-proportioned bedrooms, two of which benefit from built-in wardrobes. The master bedroom enjoys the added luxury of a private en suite, while the family bathroom serves the remaining rooms with style and comfort.

Perfect for families looking to settle into a comfortable and practical environment.

Entrance hall 0.86m x 0.97m (2'10" x 3'2")

Living room 4.53m x 3.01m (14'10" x 9'11")

Dining room 2.28m x 2.54m (7'6" x 8'4")

Kitchen 2.55m x 2.77m (8'4" x 9'1")

Utility 0.98m x 1.58m (3'3" x 5'2")

WC 0.98m x 1.41m (3'3" x 4'8")

Landing 1.93m x 1.57m (6'4" x 5'2")

Bedroom one 3.28m x 2.99m (10'9" x 9'10")

Dressing area 0.78m x 0.87m (2'7" x 2'10")

Ensuite 2.59m x 1.03m (8'6" x 3'5")

Bedroom two 2.63m x 2.81m (8'8" x 9'3")

Bedroom three 1.97m x 2.96m (6'6" x 9'9")

Bathroom 1.9m x 1.93m (6'3" x 6'4")

Garage 2.43m x 5.43m (8'0" x 17'10")







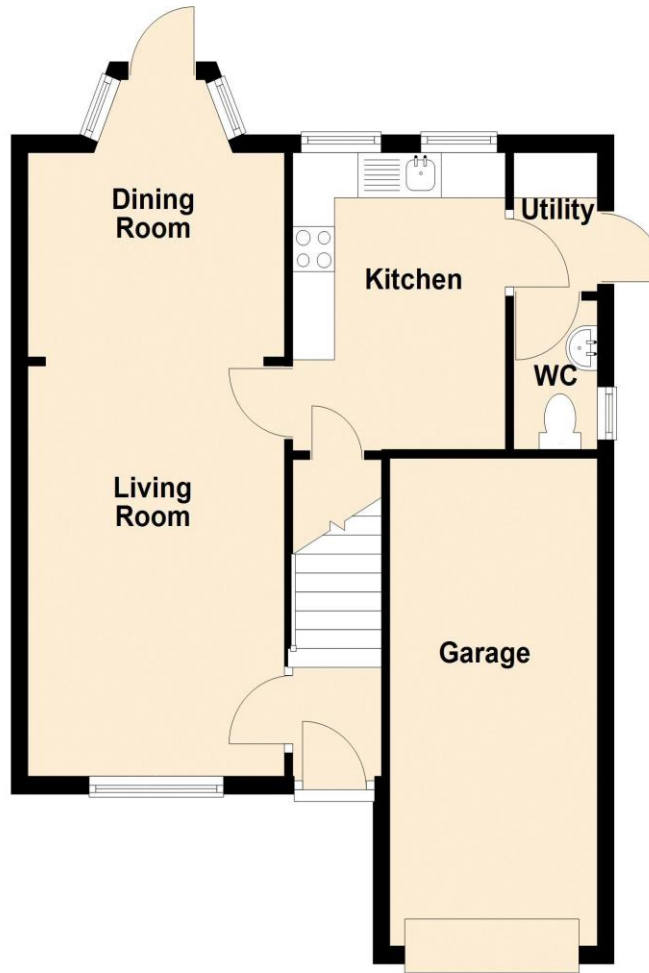


DISCLAIMER

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. 53.1 sq. metres (571.6 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



Total area: approx. 93.9 sq. metres (1011.0 sq. feet)