



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Dundee Drive,
Stamford, PE9 2TR
Offers in Excess of £400,000

SUMMARY

- Four Bedroom Detached Family Home
- Kitchen Breakfast Room
- Lounge / Dining Room
- Conservatopry
- Downstairs WC
- Family Bathroom & En Suite
- Garage & Off Road Parking
- Enclosed Rear Garden





*** GUIDE PRICE 400,000 - 420,000 ***

A spacious and beautifully presented four-bedroom detached family home, ideally located in one of Stamford's sought-after areas. This well-appointed property offers a perfect blend of comfort and practicality, featuring a modern kitchen, generous open-plan living and dining area, bright conservatory, and convenient downstairs WC. Upstairs, you'll find four well-proportioned bedrooms, including a master with en suite, and a contemporary family bathroom.

Externally, the home boasts a private enclosed rear garden, off-road parking, and a garage—ideal for families seeking space, style, and a great location.

Entrance hall 6.08ft x 13.06ft (1.9m x 4m)

Cloakroom 2.07ft x 5.03ft (0.6m x 1.5m)

Kitchen breakfast room 7.09ft x 13.03ft (2.2m x 4m)

Living room 14.05ft x 14.09ft (4.3m x 4.3m)

Dining room 7.10ft x 8.11ft (2.2m x 2.5m)

Conservatory 8.08ft x 15.08ft (2.5m x 4.6m)

Landing 4.03ft x 9.09ft (1.2m x 2.8m)

Bedroom one 8.11ft x 11.00ft (2.5m x 3.4m)

Ensuite 4.03ft x 7.01ft (1.2m x 2.1m)

Bedroom two 8.08ft x 11.00ft (2.5m x 3.4m)

Bedroom three 8.05ft x 8.08ft (2.5m x 2.5m)

Bedroom four 8.10ft x 9.05ft (2.5m x 2.8m)

Bathroom 5.06ft x 6.09ft (1.5m x 1.9m)

The historic market town of Stamford with from many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary & secondary schools near by, education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market towns such as Bourne, Market Deeping and Oakham. High speed trains from Peterborough (only 15 miles away) to London Kings Cross take approximately 46 minutes; ideal for the commuter. The A1 road is only 1 mile away.

Tenure: Freehold

EPC Rating: **D**

Council Tax Band: **D**

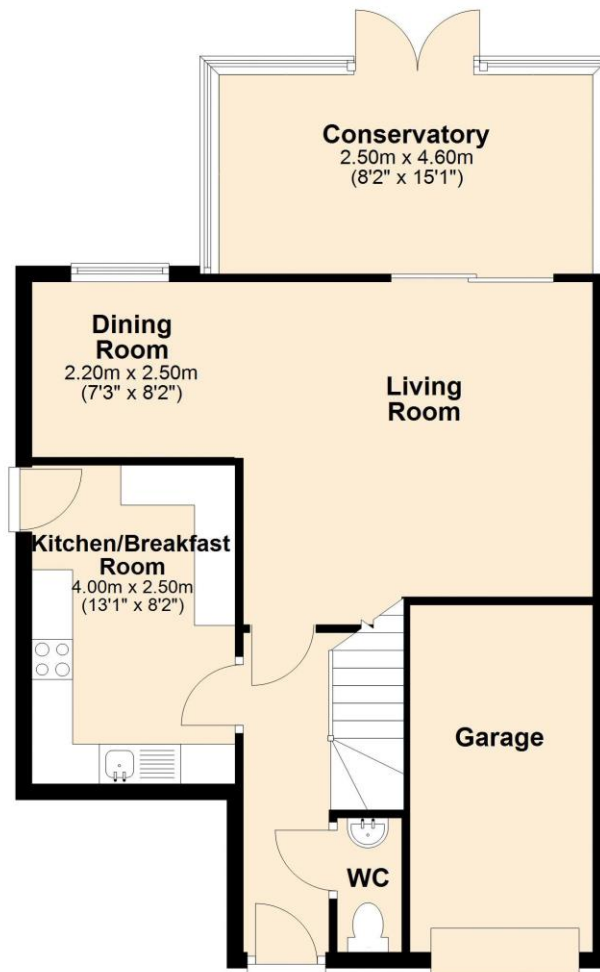
Local Authority: SKDC

Services: Gas Central Heating

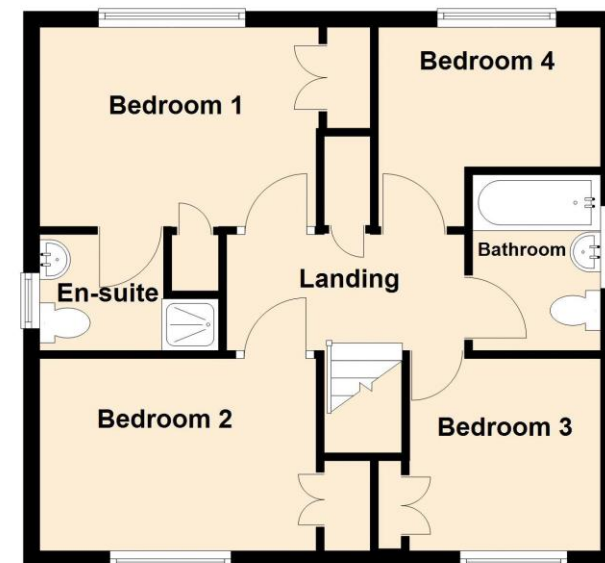
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Ground Floor
Approx. 66.0 sq. metres (710.3 sq. feet)



First Floor
Approx. 45.3 sq. metres (488.0 sq. feet)



Total area: approx. 111.3 sq. metres (1198.3 sq. feet)