



BRITISH
PROPERTY
AWARDS

2018

★★★★★

GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



18 Kettering Road,

Stamford, PE9 2LR

£735,000

SUMMARY

- High Specification Three Double Bedroom Town House
- Double Garage & Off Road Parking
- Open Plan Kitchen Living Dining Space
- Utility Room & Downstairs WC
- Lounge With Juliet Balcony
- Shower Room, Family Bathroom & En Suite To Master
- Landscaped Rear Garden
- Very Short Walk Into Town Centre













An impressive three-bedroom townhouse just moments from the town centre.

This beautifully presented three-bedroom townhouse offers modern living at its finest, just a short stroll from the vibrant town centre. Boasting a high-specification finish throughout, the property also features a rare double garage with electric up-and-over door, an additional off-road parking space, and a stylish, low-maintenance landscaped rear garden.

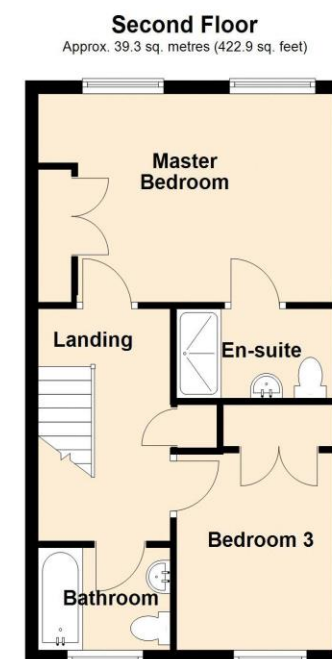
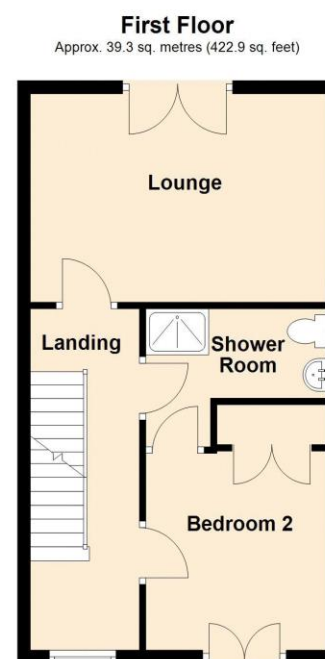
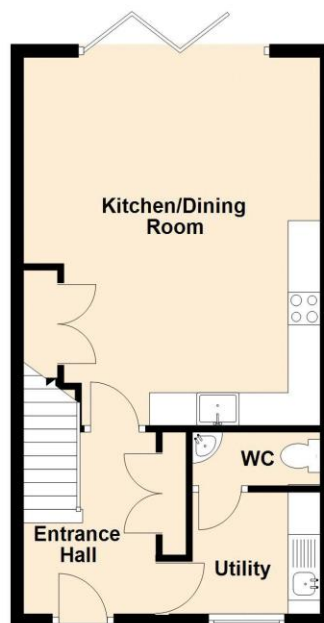
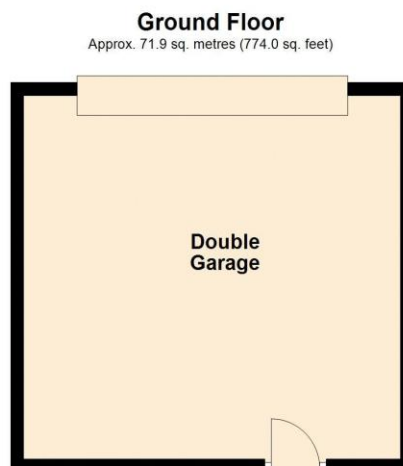
The ground floor welcomes you with a bright entrance hall that includes a useful storage cupboard. There's a convenient downstairs WC and a practical utility room for added functionality. At the heart of the home is a spacious open-plan kitchen, dining, and living area, ideal for both relaxed family living and entertaining guests. The kitchen is particularly impressive, offering generous worktop and cupboard space, elegant quartz worktops, and sleek bi-folding doors that open directly onto the garden, allowing for a seamless connection between indoor and outdoor spaces. Upstairs on the first floor, you'll find a light-filled living room with a Juliet balcony, providing a tranquil space to unwind. There's also a stylish shower room and a generous second bedroom, which benefits from built-in wardrobes and its own Juliet balcony, adding both charm and functionality. The top floor is home to the luxurious master bedroom, complete with fitted wardrobes and a modern en suite shower room. A third double bedroom—also with built-in wardrobes—offers flexibility for guests, children, or a home office, and is served by a well-appointed family bathroom.

Outside, the landscaped rear garden has been thoughtfully designed for easy upkeep and year-round enjoyment. It features an extensive patio area, mature shrubbery, and an electric awning for shade and comfort. A door at the rear of the garden provides direct access into the spacious double garage. This stunning townhouse perfectly balances space, style, and convenience, making it an ideal home for families, professionals, or anyone looking for contemporary town-centre living with excellent amenities on the doorstep.

The historic market town of Stamford with 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 0.5 miles away.

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Total area: approx. 150.5 sq. metres (1619.8 sq. feet)

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