



nest
ESTATES

Barrowfield Drive,

Stamford, PE9 3DB

£350,000

SUMMARY

- Three Bedroom Semi Detached Family Home
- Planning Permission Granted For A Two Storey Side Extension
- Kitchen
- Living / Dining Space
- Downstairs WC, Family Bathroom & En Suite Shower Room
- Off Road Parking
- Enclosed South - West Facing Rear Garden
- Viewings Highly Advised













This attractive three-bedroom semi-detached home offers generous living space and the added benefit of full planning permission for a two-storey side extension, providing an exciting opportunity to significantly increase the property's footprint. Please contact our office for more details.

Inside, the welcoming entrance hall leads to a well-appointed kitchen–breakfast room, designed to comfortably accommodate a dining table and offering ample worktop and cupboard space. A convenient downstairs WC sits off the hallway. To the rear, the spacious open-plan living and dining area is filled with natural light, enhanced by large patio doors that open directly onto the garden—perfect for entertaining or relaxing. Upstairs, you'll find three well-proportioned bedrooms. The principal bedroom features its own en-suite shower room, while the remaining bedrooms are well suited for children, guests, or home-office use. A modern family bathroom completes the first floor.

The exterior is equally appealing. The south-west-facing rear garden enjoys plenty of afternoon and evening sunshine, offering a thoughtfully arranged mix of patio space for outdoor dining and a raised decked area ideal for seating. Side access leads directly to the off-road parking area, adding convenience to everyday living.

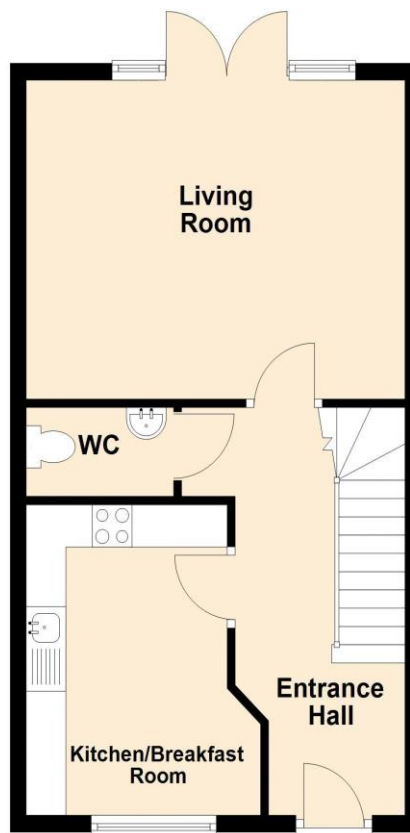
The historic market town of Stamford with many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between 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 1 mile away.

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.

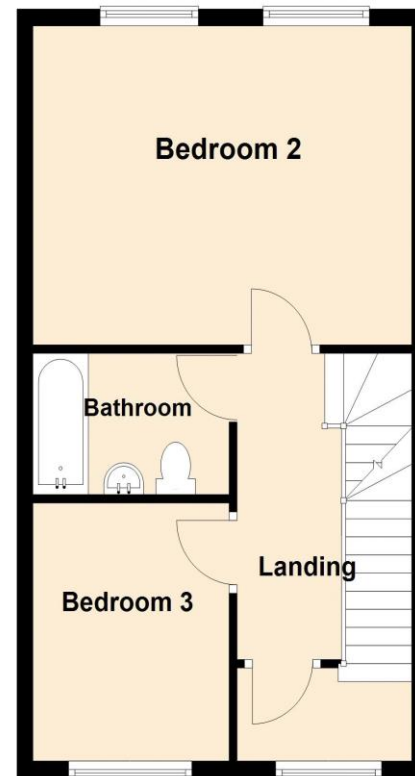
Ground Floor

Approx. 41.5 sq. metres (447.1 sq. feet)



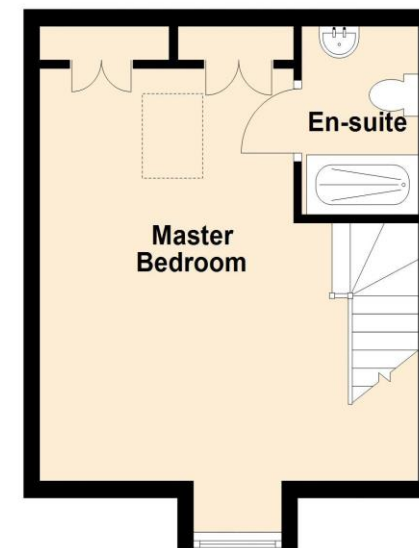
First Floor

Approx. 41.5 sq. metres (447.1 sq. feet)



Second Floor

Approx. 26.4 sq. metres (283.9 sq. feet)



Total area: approx. 109.4 sq. metres (1178.1 sq. feet)

nest
ESTATES

8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110
info@nestestates.co.uk
www.nestestates.co.uk