



8 GLENEAGLES CLOSE

Stamford, Lincolnshire, PE9 2TL

 **Digby & Finch**
ESTATE AGENTS

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Situated on a very quiet cul de sac sits this well presented detached home offering extended ground floor living accommodation with three bedrooms and a family bathroom to the first floor.

There are attractive gardens to the front and rear along with a driveway leading to a single garage.

GROUND FLOOR

Stepping into an entrance hall there is a handy storage cupboard and access to both the sitting room and an inner lobby with useful utility room offering a range of wall and floor cabinets plus space for white goods. From the utility area, a cloak room can be found with loo and wash hand basin.

The kitchen is to the rear of the house and offers an extensive range of shaker style wall and floor cabinets, integrated appliances plus space for a freestanding fridge & slimline dishwasher. French doors open to a pretty terrace area which takes in views across the mature rear garden.

The sitting/dining room is dual aspect and accessible directly from the kitchen or from the hallway. This light spacious room has an oak fire surround complete with an inset gas fire.

From the hallway, stairs rise to the first floor where a study area has been created, ideal for working from home.

The principal bedroom overlooks the rear garden benefitting from a range of in built wardrobes and drawers which provide plenty of storage.





There are two further bedrooms, a single and a double along with a family bathroom which is fitted with a bath with shower over, a loo, a wash hand basin and a towel rail.

OUTSIDE

The property is bound by a brick wall with well stocked raised flower beds. A driveway runs along side the property reaching a single garage which is currently used as a workshop.

The rear garden is quite charming with mature planting, a lawn area and plenty of seating areas.

LOCAL AMENITIES

The historic Georgian market town of Stamford boasts a wide range of shops, leisure and cultural facilities, together with a vast array of bars and restaurants, making it easy to find something suitable for all tastes.

Of note is the well renowned former coaching Inn, The George Hotel. There is an excellent choice of well regarded state schools along with highly regarded independent and public schools within close proximity. Stamford is often featured in various national publications as one of the best places to live in the UK.

Both the train station and bus station are within close proximity. Stamford is on the Cambridge to Birmingham train line. Trains to London Kings Cross take approximately 45 minutes from the nearby Cathedral City of Peterborough.

The A1 is located within a mile of the town centre and provides good access north and south. Stamford is readily accessible to Rutland Water being approximately 5 miles away and offers a full range of water sports, golf, fly fishing, cycling, walking and sailing.

SERVICES

Mains water, gas, electricity, and drainage are understood to be connected. The property has gas fired central heating.





FIXTURES AND FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendors right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

LOCAL AUTHORITY

South Kesteven District Council
Council Tax Band C

VIEWING

Strictly by appointment through Digby and Finch
01780 758090

PLANS

The site and floor plans forming part of these sales particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

TENURE

Freehold.

POSSESSION

Vacant possession upon completion.



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8 St Mary's Hill, Stamford, PE9 2DP

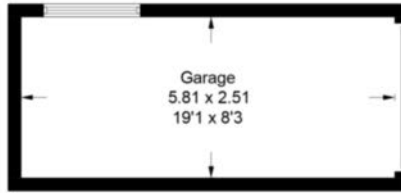
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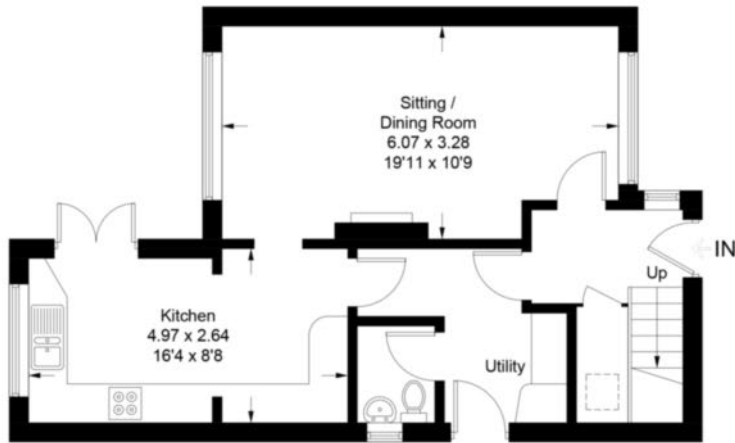
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Approximate Gross Internal Area = 90.4 sq m / 973 sq ft
 Garage = 14.5 sq m / 156 sq ft
 Total = 104.9 sq m / 1129 sq ft

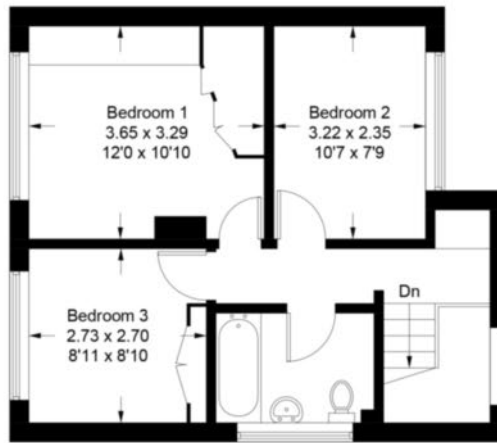


(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Through-the-lens.co.uk © 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	85	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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