

nest
ESTATES

Melbourne Road,

Stamford, PE9 1UD

£395,000

SUMMARY

- 3 Bedroom Semi - Detached House
- Spacious Kitchen - Diner
- Living Room featuring an Under-Stairs Snug Area
- Large Lawned Garden
- Substantial Garage
- Car Port and Spacious Driveway for Off- Street Parking
- Easy Walking Distance to Stamford Town Center













This beautifully presented three-bedroom semi-detached home occupies a sought-after location in Stamford, within easy walking distance of the town centre, Stamford College and the prestigious Stamford Endowed Schools, as well as an excellent range of shops, cafés and local amenities. The property has undergone extensive renovation, creating a bright, fresh and contemporary interior throughout. The ground floor comprises an impressive dual-aspect, open-plan kitchen and dining room, a convenient downstairs cloakroom, and a separate living room featuring a cosy under-stairs snug area. Upstairs, a bright and welcoming hallway leads to three generously proportioned bedrooms and a contemporary shower room. Ready to move straight into, the property offers an ideal turnkey opportunity for families seeking a stylish and comfortable home. Outside, the property benefits from a large lawned garden, a substantial garage and generous off-street parking. A carport and spacious driveway provide parking for several vehicles, completing this highly appealing family home.

















Tenure: Freehold

EPC Rating: **D**

Council Tax Band: **B**

Local Authority: SKDC

Services: Mains Gas, Electric & Water

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.



Total area: approx. 108.1 sq. metres (1163.4 sq. feet)

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