



**nest**  
ESTATES



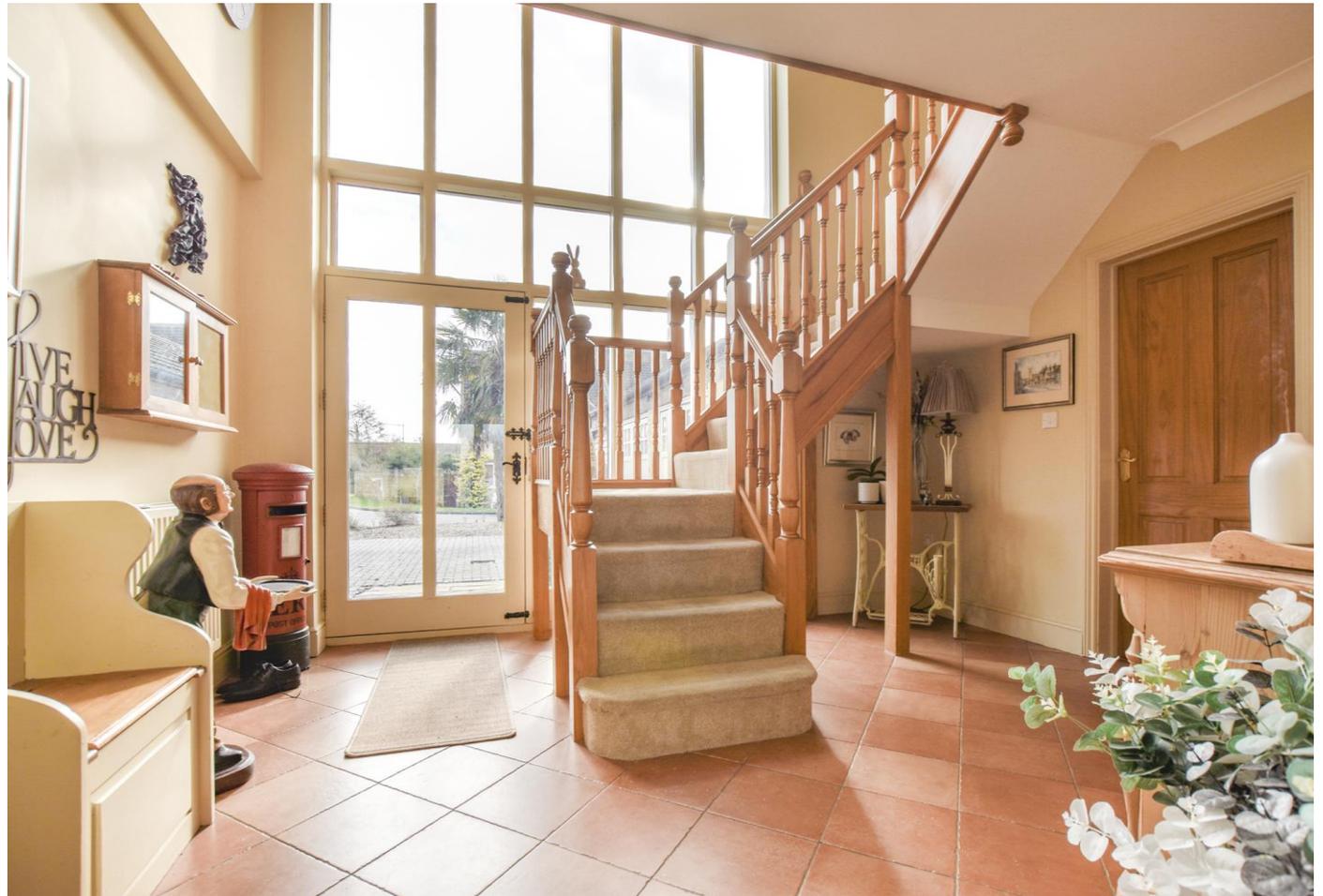
**Searson Close, Tallington**

Stamford, PE9 4RF

**£675,000**

## SUMMARY

- Four Double Bedroom Semi Detached Stone Built Home
- Kitchen Dining Room & Utility Room
- Separate Dining Room, Living Room, Snug / Pub
- Downstairs WC, Family Bathroom & Two En Suites
- Garage & Extensive Parking
- Enclosed Rear Garden With Open Aspect















This substantial stone residence presents an exceptional opportunity to acquire a thoughtfully designed family home that blends distinctive architecture with contemporary comfort. Tucked away in a private setting within a sought-after village location, the property delivers spacious, flexible accommodation including four generous double bedrooms and a series of beautifully appointed living areas perfectly suited to modern family life and entertaining. Only by stepping inside can the impressive proportions, natural light, and quality specification be fully appreciated.

Entry is via an impressive reception hall where dramatic full-height glazing immediately enhances the sense of scale and brightness. The space provides access to a cloakroom, a useful coats cupboard, and the main kitchen area, while a bespoke staircase rises elegantly to a galleried landing above. Modern enhancements include LED spotlighting throughout, a Nest doorbell, comprehensive alarm system, and exterior lighting to both front and rear elevations. The lounge is an inviting dual-aspect room of excellent proportions, complete with solid wood flooring, a full-length picture window, and French doors that open directly onto the garden. A striking stone fireplace housing a log-burning stove creates a welcoming focal point and cosy atmosphere. At the centre of the home lies a superb open-plan kitchen, dining and family space, finished to an exacting standard. Granite worktops complement a SMEG range cooker with coordinating extractor, alongside integrated fridge freezer and dishwasher. A central breakfast bar adds practicality and sociability, while patio doors connect seamlessly to the rear garden — ideal for entertaining or relaxed day-to-day living. A separate utility room mirrors the kitchen's granite surfaces and provides additional storage and laundry space. For more formal gatherings, there is a dedicated dining room, and the adjoining bar/snug — complete with bespoke cabinetry — offers a stylish retreat for hosting guests.

Upstairs, the galleried landing leads to four well-sized double bedrooms. The principal bedroom is particularly impressive, showcasing a dramatic floor-to-ceiling feature window, fitted wardrobes, dressing table, and a luxurious en-suite bathroom with both bath and separate shower. The second bedroom also benefits from its own en-suite with double shower, while bedrooms three and four are served by a contemporary family bathroom. The loft is largely boarded and fitted with a ladder, offering practical additional storage. Outside, a block-paved driveway provides ample off-road parking and leads to a single garage with electric door and useful roof storage. A gated side passage offers discreet space for bins, a log store, and two sheds. The rear garden has been attractively landscaped to include patio seating areas and lawn, enhanced by a traditional-style lamp post, exterior lighting, and power points — creating a versatile outdoor environment for year-round enjoyment.

EPC Rating: C

Tenure: Freehold

Entrance Hall – 4.17m x 3.35m (13'8" x 11'0")

Lounge – 7.75m x 3.53m (25'5" x 11'7")

Kitchen Diner – 6.93m x 4.17m (22'9" x 13'8")

Utility Room – 1.75m x 1.55m (5'9" x 5'1")

Dining Room – 4.24m x 2.46m (13'11" x 8'1")

Bar/Snug – 5.83m x 2.57m (19'2" x 8'5")

Bedroom One – 5.79m x 3.07m (19'0" x 10'1")

En-suite – 2.51m x 1.85m (8'3" x 6'1")

Bedroom Two – 2.77m x 3.66m (9'1" x 12'0")

En-suite – 2.51m x 1.85m (8'3" x 6'1")

Bedroom Three – 3.66m x 3.56m (12'0" x 11'8")

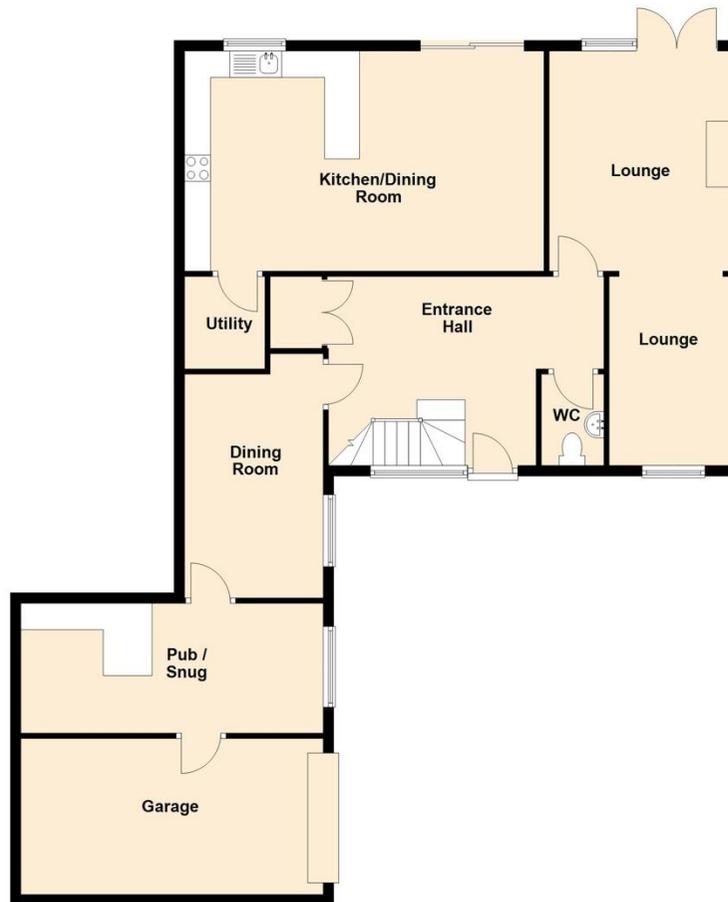
Bedroom Four – 2.79m x 3.94m (9'2" x 12'11")

Bathroom – 2.03m x 2.74m (6'8" x 9'0")

#### 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. 134.7 sq. metres (1449.6 sq. feet)



**First Floor**  
Approx. 87.5 sq. metres (941.6 sq. feet)



Total area: approx. 222.1 sq. metres (2391.2 sq. feet)

**nest**  
ESTATES

8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110

info@nestestates.co.uk

www.nestestates.co.uk