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ESTATES

**Sutherland Way,**

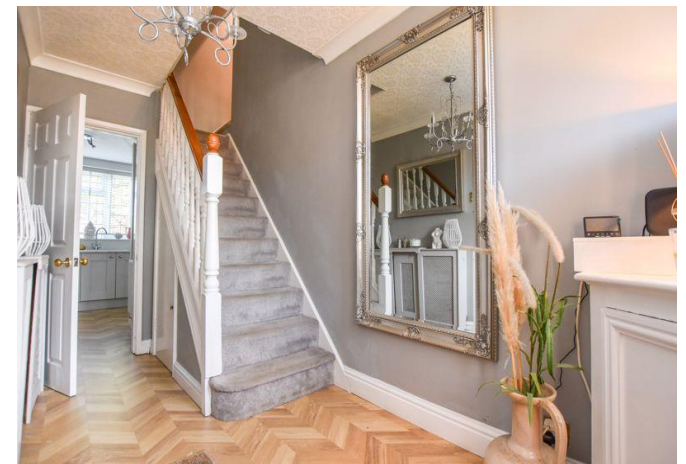
Stamford, PE9 2TB

**£587,500**

## SUMMARY

- Well Presented Four Bedroom Detached Family Home
- Open Plan Kitchen Dining Space
- Living Room, Study & Conservatory
- Family Bathroom & En Suite
- Extensive South East Facing Rear Garden
- Plenty Of Off Road Parking
- Sought After Location
- Viewings Advised













Beautifully presented four-bedroom detached family home in a highly sought-after Stamford location. This impressive property offers spacious and versatile accommodation arranged over two floors. The ground floor features an inviting entrance hall, a bright and airy living room, a separate study, a delightful conservatory, and a stunning open-plan kitchen and dining area—perfect for modern family living and entertaining. Upstairs, there are three generous double bedrooms and a well-proportioned single bedroom, including a principal bedroom with an en suite shower room and a contemporary family bathroom. Outside, the home enjoys a substantial south-east facing rear garden with a patio area ideal for outdoor dining and relaxation. To the front, there is ample off-road parking, completing this wonderful family residence.

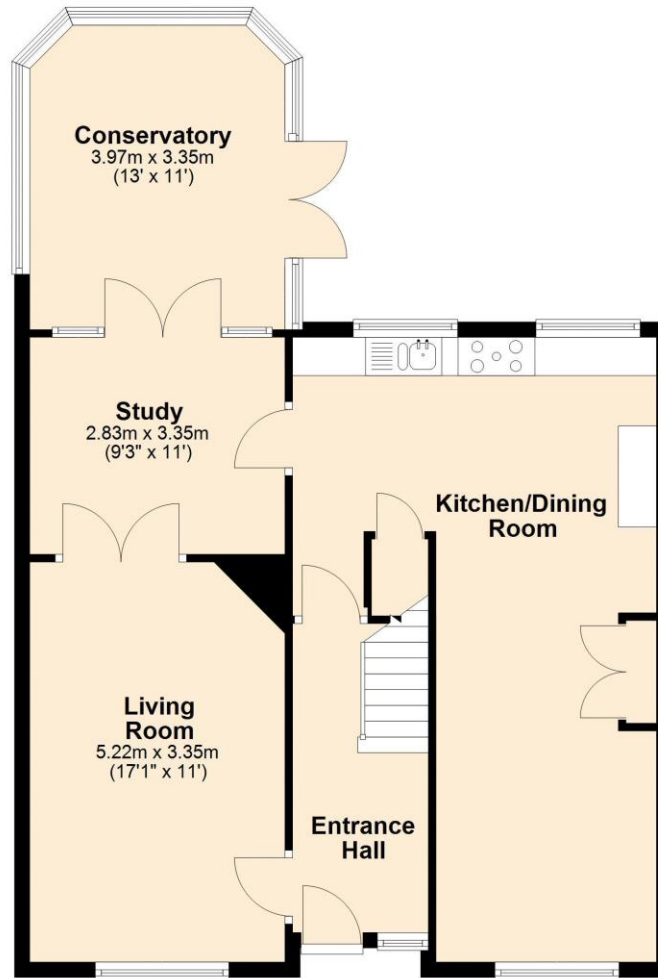
The historic market town of Stamford with many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between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

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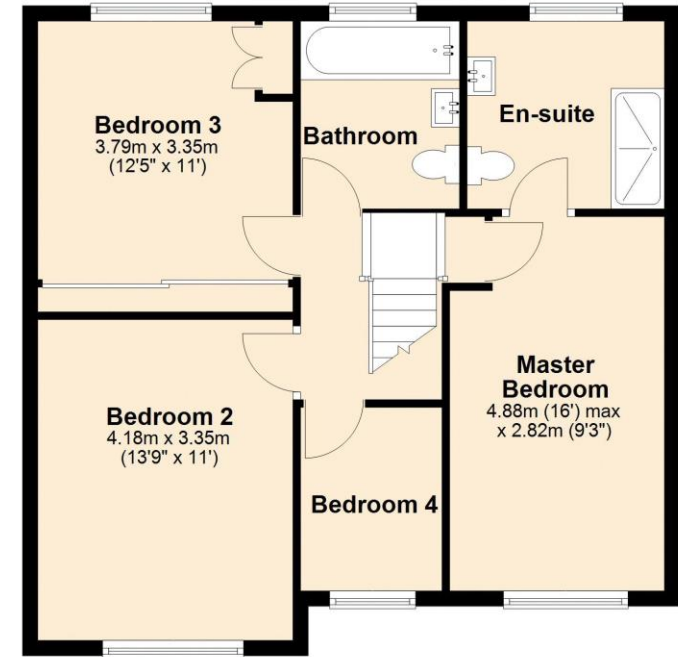
### Ground Floor

Approx. 79.6 sq. metres (856.9 sq. feet)



### First Floor

Approx. 63.3 sq. metres (681.3 sq. feet)



Total area: approx. 142.9 sq. metres (1538.3 sq. feet)

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