



nest
ESTATES

Caithness Road,

Stamford, PE9 2TF

£235,000

SUMMARY

- In Need Of Renovation
- Huge Potential To Improve
- Three Bedroom Semi Detached Home
- Garage & Off Road Parking
- Enclosed Rear Garden
- Living Room & Dining Room
- Kitchen
- Shower Room





Three-bedroom semi-detached home offering excellent renovation potential and a fantastic opportunity to add value. Situated in a popular residential location, this property is within walking distance of Malcolm Sargent Primary School and provides spacious accommodation throughout. The property comprises three bedrooms, a living room, dining room, kitchen, family shower room, garage, off-road parking, and an enclosed rear garden. With plenty of scope for modernisation and improvement, this home is ideal for buyers looking to create a property tailored to their own tastes and requirements.

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 0.25 miles away.

Ground Floor

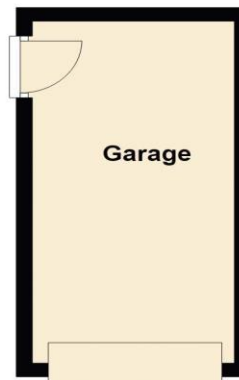
Approx. 46.7 sq. metres (502.7 sq. feet)

Tenure: Freehold

EPC Rating: TBC

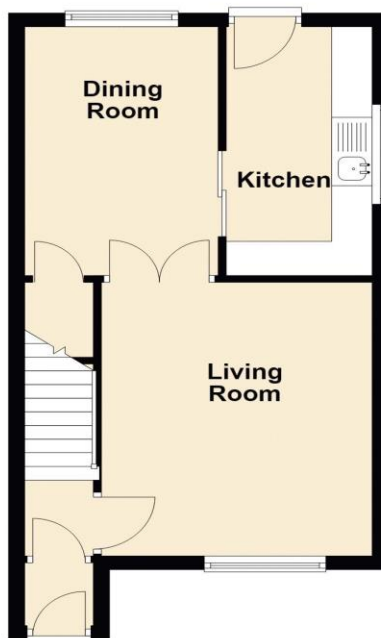
Local Authority: SKDC

Services: Gas Central Heating



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First Floor

Approx. 33.3 sq. metres (358.7 sq. feet)



Total area: approx. 80.0 sq. metres (861.4 sq. feet)

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