



**nest**  
ESTATES



**Radcliffe Road,  
Stamford, PE9 1AU  
£275,000**

# SUMMARY

- Three Bedroom Semi Detached Period Property
- Open Plan Kitchen Dining Space
- Utility & Cellar
- Downstairs Shower Room & Upstairs Bathroom
- Living Room
- Off Road Parking
- Courtyard Garden
- Short Walk To Stamford's Town Centre







Offered for sale is this well-presented three-bedroom semi-detached home, ideally positioned within a short and pleasant walk of Stamford's vibrant and historic town centre. Benefiting from off-road parking to the front, the property also enjoys a private courtyard-style rear garden with convenient side gate access. The accommodation is thoughtfully arranged and offers a welcoming entrance hall leading into a comfortable living room, providing an ideal space for relaxation and entertaining. To the rear of the property, an open-plan kitchen and dining area creates a sociable and functional heart of the home, with access down to a useful cellar offering additional storage. A separate utility room and a modern downstairs shower room add further practicality and convenience to the ground floor.

Upstairs, the property boasts three well-proportioned bedrooms, each offering comfortable accommodation suitable for families, guests, or home working. A family bathroom completes the first-floor layout. This attractive home combines generous living space with a highly convenient location close to Stamford's excellent amenities, shops, restaurants, and transport links, making it an ideal purchase for families, professionals, or those looking to enjoy town-centre living.

## **Location...**

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.

EPC Rating: D

Council Tax Band: B

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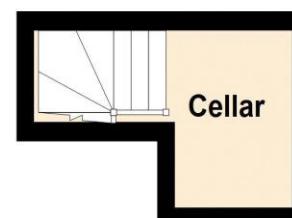
## Ground Floor

Approx. 50.9 sq. metres (548.1 sq. feet)



## Basement

Approx. 4.0 sq. metres (43.6 sq. feet)



## First Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



Total area: approx. 98.1 sq. metres (1055.6 sq. feet)

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