



nest
ESTATES

Emmanuel Road,

Stamford, PE9 1JE

£280,000

SUMMARY

- Three Bedroom Semi Detached Family Home
- Enclosed Rear Garden
- Off Road Parking
- Living Room
- Open Plan Kitchen Dining Space
- WC & Bathroom





A lovely three-bedroom semi-detached family home, offering a spacious open-plan kitchen and dining area, a comfortable living room, and a welcoming entrance hall. The property further benefits from a separate WC and a modern family bathroom. Externally, there is an enclosed rear garden and off-road parking, making this an ideal home for family living.

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.

Ground Floor

Approx. 43.2 sq. metres (464.9 sq. feet)

Tenure: Freehold

EPC Rating: TBC

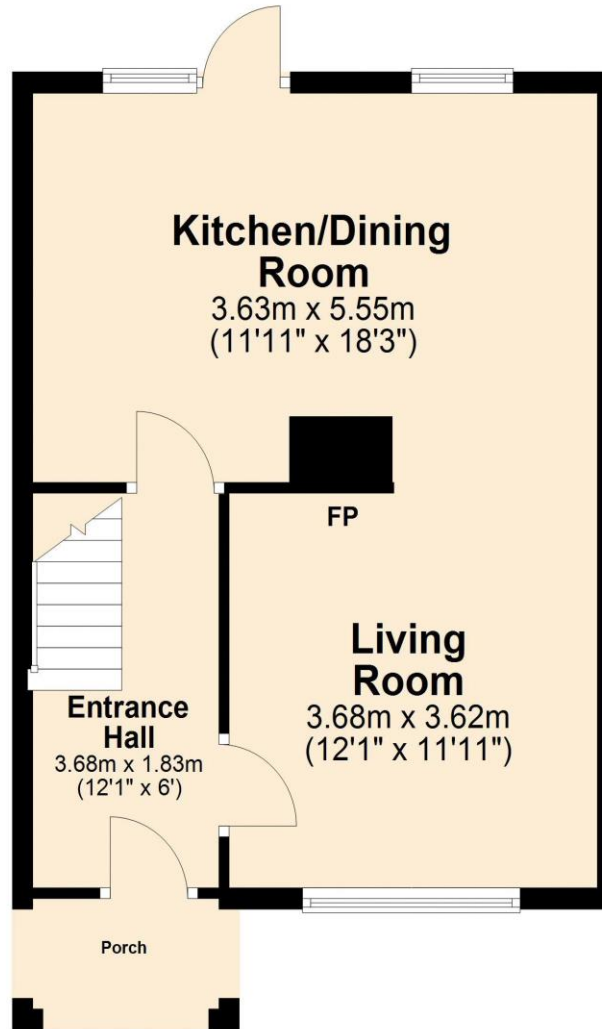
Council Tax Band:

Local Authority: SKDC

Services: Gas Central Heating

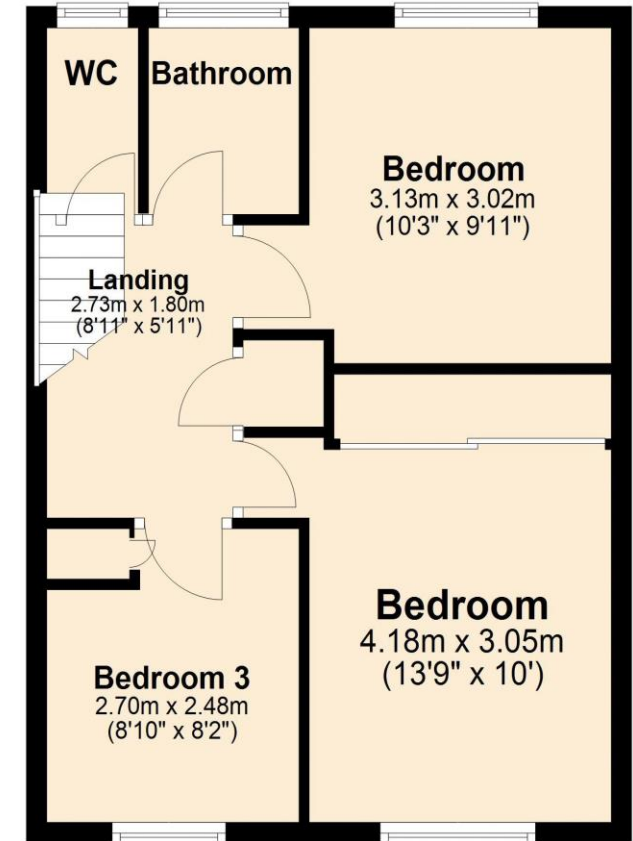
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First Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



Total area: approx. 85.4 sq. metres (919.5 sq. feet)

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