



nest
ESTATES

Kipling Close,
Stamford, PE9 2GT
£325,000

SUMMARY

- *** NO CHAIN ***
- Three Bedroom Detached Family Home
- Garage & Off Road Parking
- Landscaped Rear Garden
- UPVC Double Glazed Windows Have Been Replaced In 2018
- Downstairs WC & Family Bathroom
- Living Room & Dining Room
- Kitchen









Offered for sale with no onward chain, this attractive three-bedroom detached family home presents an excellent opportunity for buyers seeking well-balanced accommodation in a desirable setting. Thoughtfully maintained and improved, the property benefits from a beautifully landscaped rear garden with convenient side gate access, creating an ideal space for both relaxation and entertaining. The ground floor accommodation comprises a welcoming entrance hallway, a convenient downstairs WC, a bright and spacious living room, a separate dining room perfect for family meals or formal entertaining, and a well-appointed kitchen offering ample storage and workspace. The layout provides a practical flow, well suited to modern family living.

To the first floor, there are three well-proportioned bedrooms, two of which benefit from built-in wardrobes, providing excellent storage solutions. The remaining bedroom offers flexibility for use as a child's room, guest accommodation, or home office. A family bathroom completes the first-floor accommodation. Externally, the property continues to impress with a beautifully maintained rear garden, thoughtfully landscaped to provide a pleasant and private outdoor retreat. In addition, the home benefits from a garage and off-road parking, ensuring convenience for homeowners and visitors alike. Further enhancements include UPVC double-glazed windows and doors, replaced in 2018, contributing to improved energy efficiency and comfort. This is a wonderful opportunity to acquire a spacious and well-cared-for home, and early viewing is highly recommended to fully appreciate all that it has to offer.

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.

Tenure: **Freehold**

EPC Rating: **D**

Council Tax Band: **C**

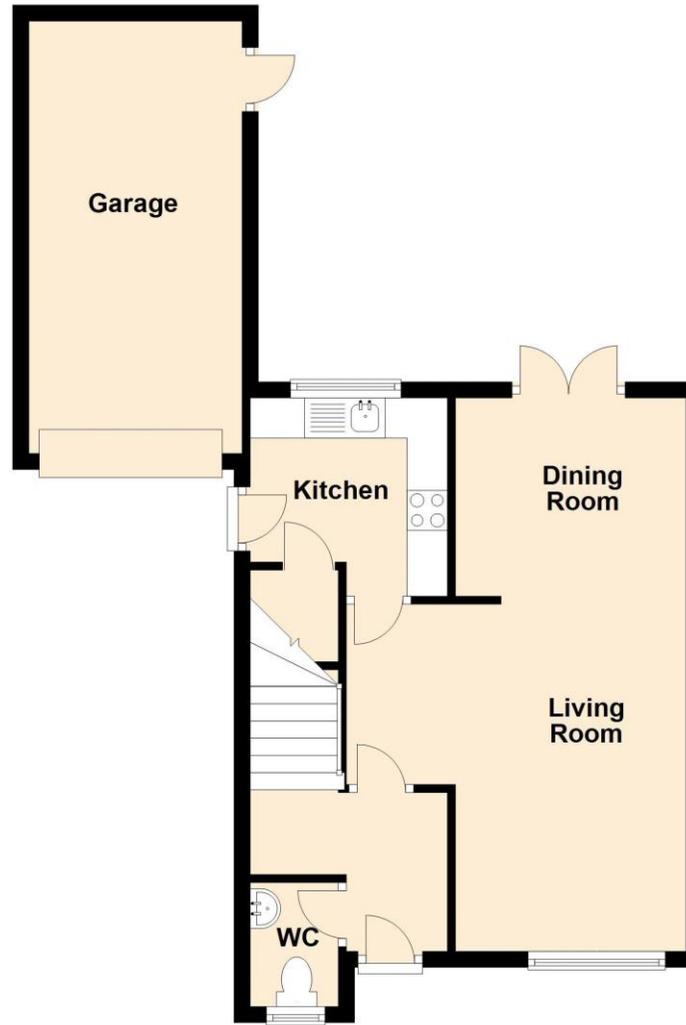
Local Authority: **SKDC**

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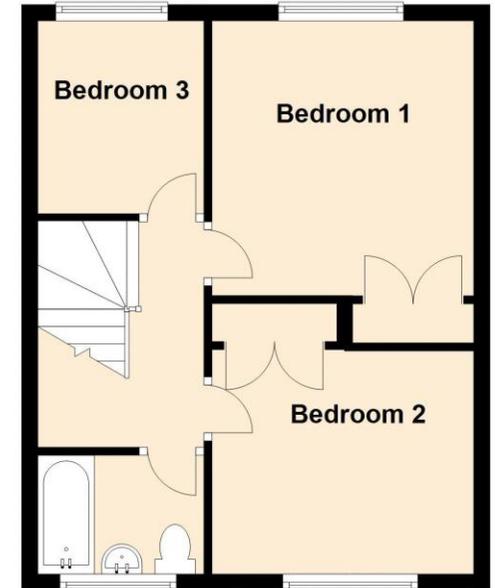
Ground Floor

Approx. 52.4 sq. metres (563.7 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



Total area: approx. 89.7 sq. metres (965.2 sq. feet)

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