



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD



nest
ESTATES



Empingham Road,

Stamford, PE9 2SU

£575,000

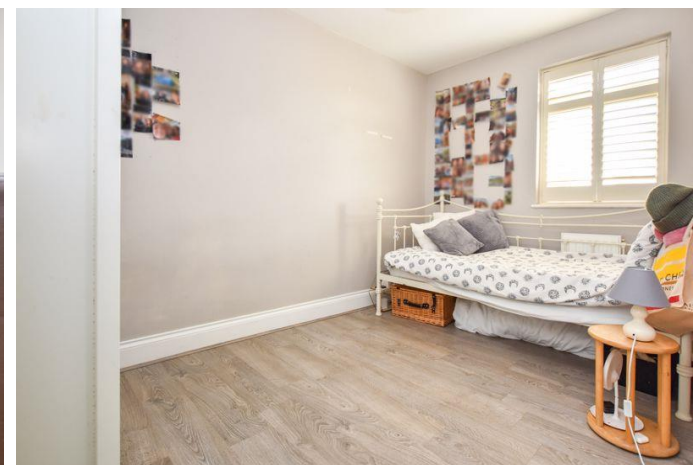
SUMMARY

- Four Bedroom Semi Detached Family Home
- Living Room With Log Burner & Bay Window
- Downstairs WC, Family Bathroom & En Suite
- Open Plan Kitchen Dining Room
- Utility Room
- Lovely Enclosed Rear Garden Space
- Extensive Off Road Parking
- Walking Distance To Town Centre





Stylish Family Living with Scenic Views in Stamford Set in a sought-after part of Stamford, this impressive four-bedroom semi-detached home offers the ideal blend of modern comfort, generous living space, and excellent location. Step inside to discover a bright entrance hall that leads into a charming lounge, where a bay window with classic shutters invites natural light and a log burner with a stone surround adds a warm, welcoming touch. At the rear of the home, the open-plan kitchen and dining area is a true standout—tailored for both everyday life and entertaining. The sleek, contemporary kitchen comes fully equipped with high-end integrated appliances, including twin ovens, a gas hob, microwave, washing machine, and dishwasher. There's also a handy utility room and a convenient ground floor WC. Upstairs, the main bedroom enjoys a peaceful aspect overlooking the playing fields, complete with a private en-suite. Two additional double bedrooms and a single room offer flexibility for growing families, visiting guests, or home working. A stylish family bathroom with a four-piece suite rounds off the upper floor. The exterior is just as impressive: a gated driveway provides ample parking, and the spacious rear garden opens directly onto the playing fields—offering privacy and open green views. With Stamford's vibrant town centre just minutes away, residents will enjoy easy access to shops, schools, cafes, and restaurants, while excellent transport links, including the nearby A1, make commuting a breeze. This property is perfect for those looking to settle in a vibrant community without compromising on space, style, or convenience.







Tenure: Freehold

EPC Rating: C

Council Tax Band: D

Local Authority: SKDC

Services: Mains electric, gas, water, drainage

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Ground Floor
Approx. 67.8 sq. metres (730.0 sq. feet)



First Floor
Approx. 66.9 sq. metres (719.7 sq. feet)



Total area: approx. 134.7 sq. metres (1449.7 sq. feet)