



nest
ESTATES



Edinburgh Road,

Stamford, PE9 1HH

£215,000

SUMMARY

- Three bedroom mid terraced home
- Kitchen diner
- Living room
- Conservatory with new roof
- Downstairs WC & family bathroom
- Enclosed rear garden with brick built store
- Two side by side off road parking spaces
- Viewings highly advised







Three bedroom terraced home with two side by side off road parking spaces. The property comprises; Porch, entrance hall, living room, kitchen diner, conservatory with new roof, downstairs WC, three well proportioned bedrooms, family bathroom & enclosed rear garden with brick built store.

Current owners comments: "A new warm/cool conservatory roof was put on this year (2026). The electrics have all been brought up to standard. The circuit/fuse board situated under the stairs has room for an electric car charging point to be installed. There is a new radiator in the kitchen. New smart electric and gas meters have been installed. The gas boiler is serviced every year by British Gas."

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: C

Local Authority: SKDC

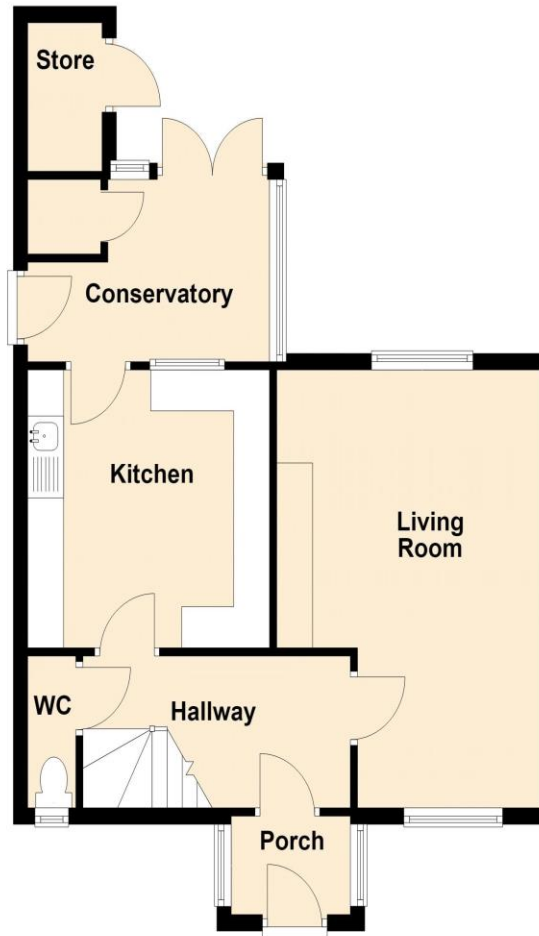
Services: Gas Central Heating

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Ground Floor

Approx. 50.1 sq. metres (539.1 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



Total area: approx. 91.6 sq. metres (985.9 sq. feet)