



nest
ESTATES



Churchill Road,
Stamford, PE9 1JG
£275,000

SUMMARY

- Two-Bedroom Semi Detached Bungalow
- Main Bedroom Features Separate Dressing Area
- Useful Utility Room
- Conservatory Leading to Enclosed Lawn Garden
- Private Driveway with Ample Off-Street Parking





This modernised and well-presented two-bedroom semi-detached bungalow offers stylish single-story living within easy walking distance of Stamford's historic town centre, complete with an array of independent shops, pubs, hotels, and excellent leisure and medical facilities. The principal bedroom includes a desirable separate dressing area. There is a large private driveway offering ample off-road parking at the front of the property, and at the back a bright and versatile conservatory, with doors leading out onto a lawn garden featuring a dedicated patio area perfect for outside dining. Suitable for families, downsizers, investors, or commuters alike. The area benefits from exceptional local education, including the renowned Stamford Endowed Schools and Stamford Welland Academy on the doorstep. Ideal for commuters, the home is located just 1 mile from the A1 and 15 miles from Peterborough station, where high-speed trains reach London Kings Cross in approximately 46 minutes.





Tenure: Freehold

EPC Rating: **D**

Council Tax Band: **B**

Local Authority: SKDC

Services: Mains Electric and Water. Air Source Heat Pump.

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Ground Floor

Approx. 75.5 sq. metres (812.7 sq. feet)



Total area: approx. 75.5 sq. metres (812.7 sq. feet)

