



nest
ESTATES

Kipling Close,
Stamford, PE9 2GT
£310,000

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**

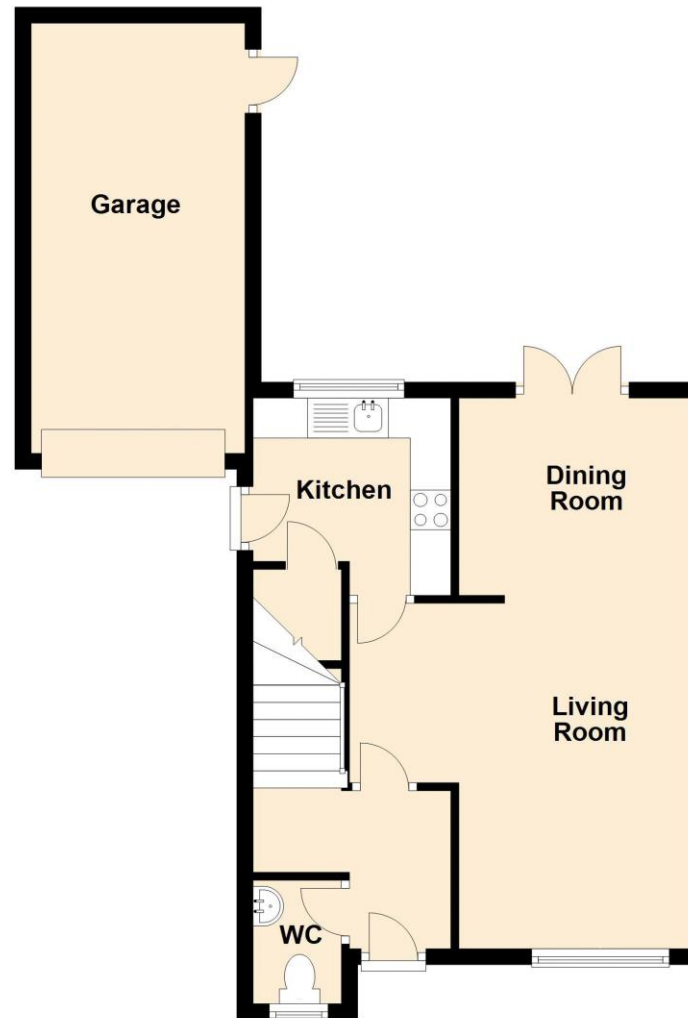
Local Authority: **SKDC**

DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.

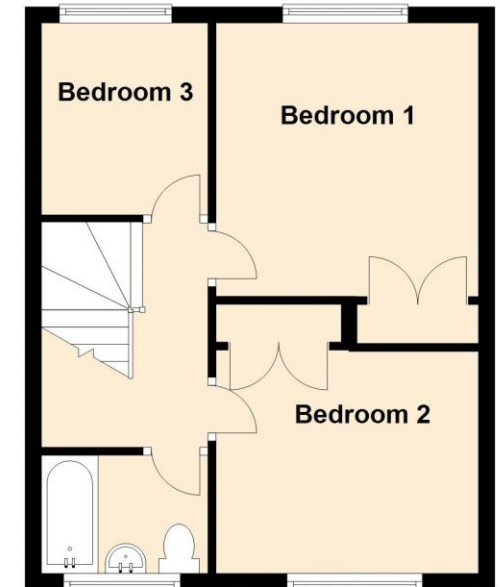
Ground Floor

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)

nest
ESTATES

8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110

info@nestestates.co.uk

www.nestestates.co.uk