



nest
ESTATES

Kingsdown Drive,

Stamford, PE9 2WA

£525,000

SUMMARY

- Four Bedroom Detached Family Home
- Garage & Off Road Parking
- Kitchen Dining Room
- Utility
- Study
- Downstairs WC, Family Bathroom & En Suite To Master
- Landscaped Enclosed Rear Garden & Hot Tub
- Only A Very Short Walk To Malcolm Sargent Primary School













An outstanding four-bedroom detached executive family home, beautifully presented throughout and occupying a prime position within one of the area's most sought-after residential locations, just a short walk from the highly regarded Malcolm Sargent Primary School. Offering in excess of 1,400 sq ft of thoughtfully designed accommodation, this exceptional home combines generous living space with contemporary style, making it perfectly suited to modern family life. The welcoming entrance hall leads to a superb open-plan kitchen/dining room, ideal for both everyday living and entertaining, complemented by a separate utility room, a versatile study, and a convenient downstairs WC.

To the first floor are four well-proportioned bedrooms, including an impressive principal bedroom with en-suite shower room, together with a stylish family bathroom serving the remaining bedrooms.

Outside, the property continues to impress with a beautifully landscaped and fully enclosed rear garden, providing a private space for relaxation and outdoor entertaining. A high-quality hot tub, positioned within the garden, is included as part of the sale, creating an ideal space to enjoy throughout the year. Further benefits include a garage and ample off-road parking

An exceptional family home in a highly desirable location, offering an outstanding combination of space, quality and convenience.

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

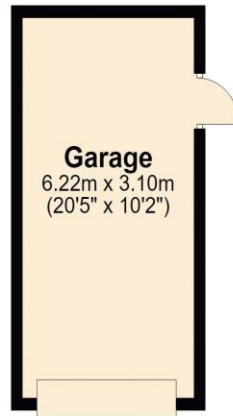
EPC Rating: B

Local Authority: SKDC

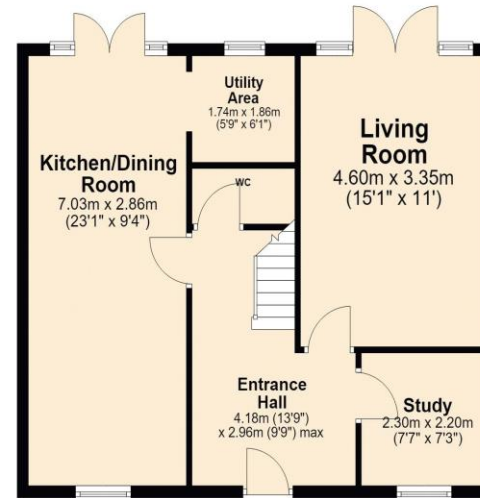
Services: Gas Central Heating

DISCLAIMER

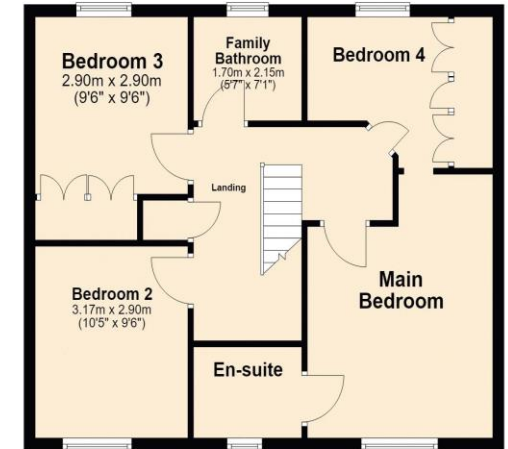
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Ground Floor
Approx. 77.1 sq. metres (829.7 sq. feet)



First Floor
Approx. 58.0 sq. metres (624.1 sq. feet)



Total area: approx. 135.1 sq. metres (1453.8 sq. feet)

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