



**nest**  
ESTATES



**Fir Road,**  
Stamford, PE9 2FD  
**£275,000**

## SUMMARY

- Three Bedroom Semi Detached Home
- Garage & Off Road Parking
- Generous Garden Space
- Living Room
- Kitchen Diner
- Family Bathroom









This well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families and first-time buyers alike. The property benefits from a garage and off-road parking, providing convenient and practical living.

The accommodation briefly comprises an entrance porch, a comfortable living room, and a well-proportioned kitchen/dining room, perfect for both everyday living and entertaining. To the first floor are three bedrooms and a family bathroom. Externally, the property enjoys a generous rear garden, offering ample outdoor space for relaxation, recreation, and al fresco dining. This attractive home combines comfortable accommodation with excellent outdoor space and viewing is highly recommended.

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

Local Authority: SKDC

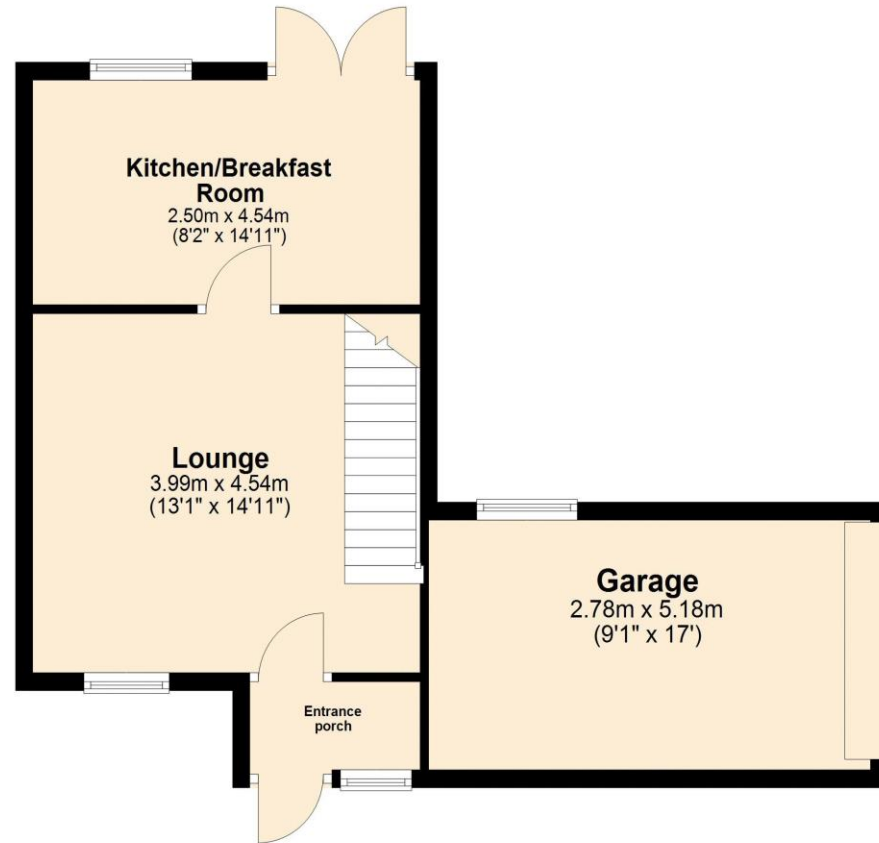
Services: Gas central heating

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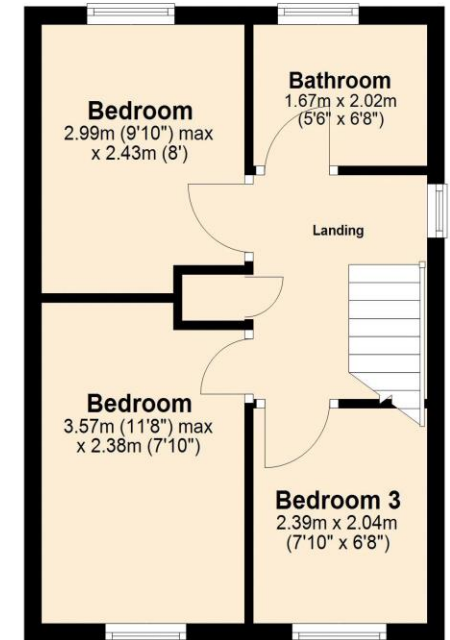
## Ground Floor

Approx. 46.7 sq. metres (502.6 sq. feet)



## First Floor

Approx. 30.4 sq. metres (327.5 sq. feet)



Total area: approx. 77.1 sq. metres (830.2 sq. feet)

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