

nest
ESTATES

Girton Way,

Stamford, PE9 1JJ

£265,000

SUMMARY

- Semi- Detached 3 Bedroom House
- 2 Reception Rooms
- Garage and Off- Street Parking
- Garden with Decking and Patio Areas
- Walking Distance to Stamford Town Center















Well-proportioned three-bedroom semi-detached home, ideally situated in a popular and convenient area of Stamford.

The property offers comfortable and practical living, making it an excellent choice for families, first-time buyers or those looking to settle within easy reach of the town centre. The downstairs comprises of a welcoming living room which features double doors opening directly onto the garden, creating an easy connection between the indoor and outdoor spaces. A fitted kitchen provides ample storage and room for everyday dining.

Upstairs, there are three bedrooms and a family bathroom, ideal for family life, guests or home working.

Outside, the private garden provides an attractive setting for relaxing and entertaining, with established planting and a pond adding further character. The garden also provides direct access to the garage, which offers useful storage space. Off-street parking is available to the front of the garage.

The house is well positioned for Stamford's wide range of shops, cafés, restaurants and everyday amenities, while Stamford Welland Academy, Stamford College and Stamford Endowed schools are also within comfortable walking distance. Excellent transport links and convenient access to the historic town centre further enhance the appeal of this attractive home.






OVERWATCH











Tenure: Freehold

EPC Rating: **C**

Council Tax Band: **B**

Local Authority: SKDC

Services: Mains Gas, Electric & Water

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Total area: approx. 89.8 sq. metres (966.3 sq. feet)

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