



BRITISH  
PROPERTY  
AWARDS

2018  
★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN STAMFORD

**nest**  
ESTATES



**Rutland Road,**  
Stamford, PE9 1UP  
**£239,995**



## SUMMARY

- Extended Two Double Bedroom Home
- Open Plan Kitchen Dining Space
- Downstairs WC & Family Bathroom
- Living Room
- Off Road Parking
- Enclosed Rear Garden Space
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- 







\*\*\* NO ONWARD CHAIN \*\*\* EXTENDED \*\*\* OFF ROAD PARKING \*\*\* This extended two double bedroom home, offering spacious accommodation over the ground and first floor. The property benefits from a Living Room, Open Plan Kitchen Dining Room, Downstairs WC, Two Double Bedrooms, Family Bathroom, Off Road Parking for two cars and an enclosed rear garden. Viewings are highly advised. 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:

EPC Rating:

Council Tax Band:

Local Authority:

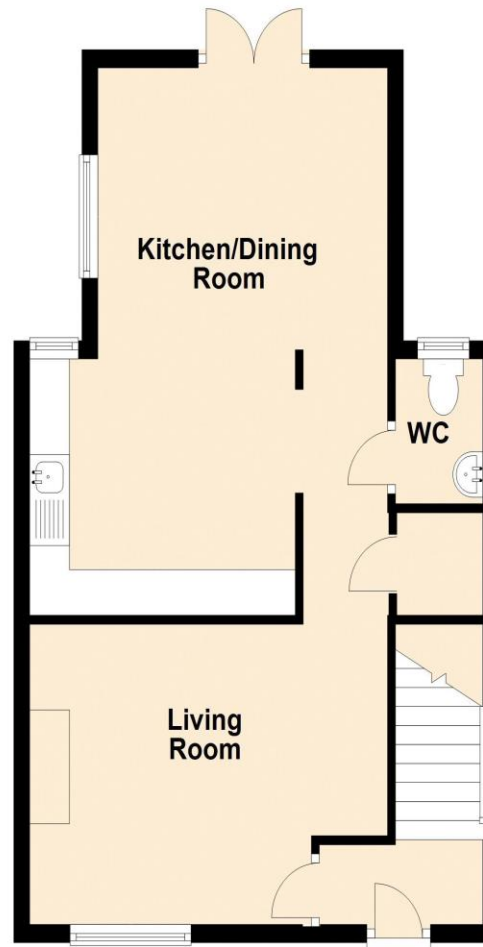
Services:

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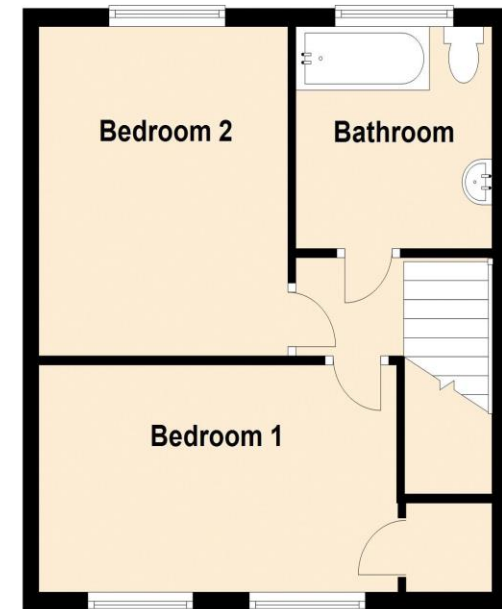
## Ground Floor

Approx. 67.1 sq. metres (721.7 sq. feet)



## First Floor

Approx. 35.5 sq. metres (382.1 sq. feet)



Total area: approx. 102.6 sq. metres (1103.9 sq. feet)

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