



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES

Bainton Road, Tallington

Stamford, PE9 4RT

Guide Price £975,000

SUMMARY

- 0.5 Acre Plot with an enviable location
- 4200 Sq Ft Of Living Accommodation
- Triple Garage With Large Loft Room (potential for annexe)
- Kitchen Breakfast Room & Utility Room
- Dining Room, Living Room, Sitting Room & Study
- Downstairs WC, Family Bathroom & En Suite
- Beautiful Field Views and wrap around gardens to all aspects
- Extensive Off Road Parking with turnaround drive





GUIDE PRICE £975,000-£1,000,000 0.5 ACRE PLOT *** 4200 SQ FT OF ACCOMMODATION ***
Portland House is a four-bedroom detached family home with beautiful field views, sat on an extensive 0.5-acre plot. The 4200 Sq Ft of living accommodation comprises: Entrance Hall, Living Room, a solid mahogany Conservatory, Dining Room, Kitchen Breakfast Room, Utility, Study, Sitting Room, Downstairs WC, Four Double Bedrooms, Family Bathroom, En Suite to master and a Triple Garage with large Loft Room above. Portland House is located down a quiet lane with paddock views, in the lovely village of Tallington. only 2 miles away is 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 3 miles away.





Tenure: Freehold

EPC Rating: Pending

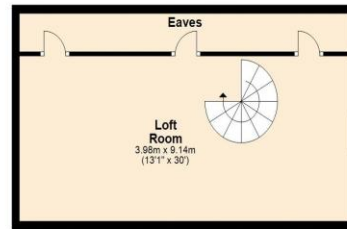
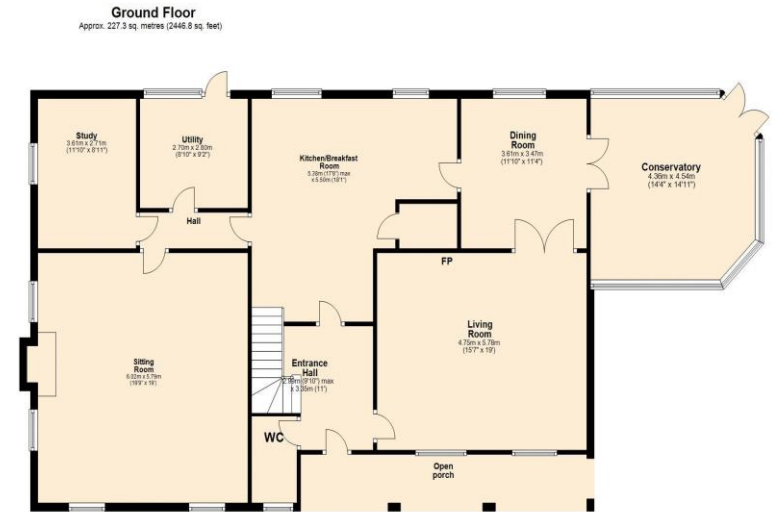
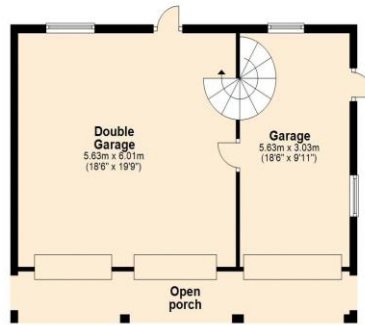
Council Tax Band: G

Local Authority: South Kesteven District Council

Services: Mains Services including water/gas/electric & Drainage

DISCLAIMER

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Total area: approx. 390.3 sq. metres (4200.9 sq. feet)

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