



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD

nest  
ESTATES



**Kipling Close,**  
Stamford, PE9 2GT  
Offers in Excess of £325,000

## SUMMARY

- \*\*\* NO CHAIN \*\*\*
- Three Bedroom Detached Family Home
- Garage & Off Road Parking
- Landscaped Rear Garden
- UPVC Double Glazed Windows Have Been Replaced In 2018
- Downstairs WC & Family Bathroom
- Living Room & Dining Room
- Kitchen





\*\*\* NO CHAIN \*\*\* GARAGE & OFF ROAD PARKING \*\*\*

Offered for sale with no onward chain, this three bedroom detached family home with beautiful landscaped rear garden with side gate access. The property briefly comprises; Downstairs WC, Living Room, Dining Room, Kitchen, Three well proportioned bedrooms, two of which has built in wardrobes, family bathroom, garage and off road parking.

The windows and doors have been replaced in 2018 with UPVC double glazing. 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: Freehold

EPC Rating: TBC

Council Tax Band: TBC

Local Authority: South Kesteven District Council

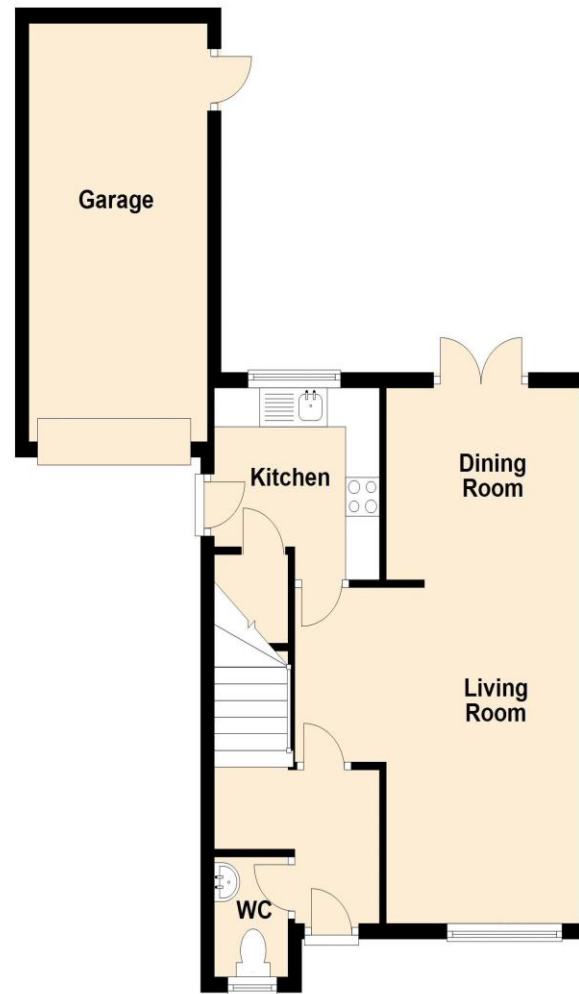
Services: Gas Central Heating

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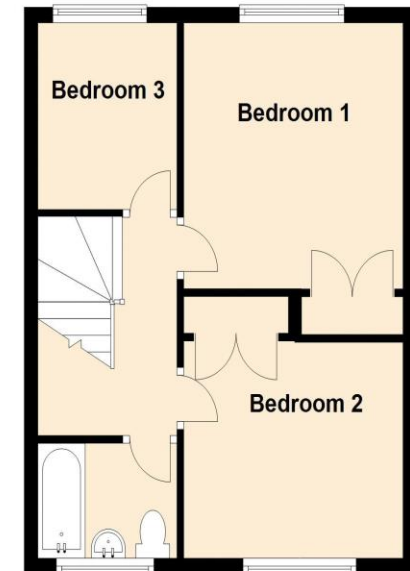
### Ground Floor

Approx. 52.4 sq. metres (563.7 sq. feet)



### First Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



Total area: approx. 89.7 sq. metres (965.2 sq. feet)

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