



BRITISH
PROPERTY
AWARDS

2018
★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Conduit Road,
Stamford, PE9 1QL
£1,100,000

SUMMARY

- 0.14 Acre Plot
- Garage & Off Road Parking
- Extended Four Bedroom Detached Family Home
- 2125 Sq Ft Of Accommodation
- Study, Snug & Living Room
- Open Plan Kitchen Dining Space
- Utility Room & Downstairs WC
- Two Family Bathrooms
- Very Short Walk Into Town Centre





*** GARAGE & OFF ROAD PARKING *** 0.14 ACRE PLOT ***

This extended four bedroom detached family home, recently renovated to a very high specification and is only a short walk from Stamford's vibrant town centre. Offering 2125 Sq Ft of living accommodation over the ground and first floor, comprising; Entrance Hall, Study, Snug, Living Room, Downstairs WC, Utility Room, Open Plan Kitchen Dining Space with bi-folding doors to rear garden, Four Double Bedrooms, Two Family Bathrooms, Garage, Off Road Parking & Enclosed Rear Garden.

AGENTS NOTES: The original Edwardian hallway has been restored with original arts and crafts staircase. The property benefits from new Heritage double glazed windows to the front, fitted 2 years ago with a 10 year guarantee. The back windows are all new double glazed windows. In the living room is a Clearview woodburning stove. The two storey extension was built in 2020, with underfloor heating, porcelain tiles, aluminium powder coated bi-folding doors. The kitchen has integrated fridge, freezer, dishwasher and the worktops are quartz. The Rangemaster cooker is only 1 year old. The garden is around 100ft long and has a built in mediterranean seating area.

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**

DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.

Ground Floor
Approx. 123.2 sq. metres (1325.7 sq. feet)



First Floor
Approx. 74.3 sq. metres (799.8 sq. feet)



Total area: approx. 197.5 sq. metres (2125.5 sq. feet)

nest
ESTATES

8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110

info@nestestates.co.uk

www.nestestates.co.uk