



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES

Sargents Court,

Stamford, PE9 1LW

£87,500

SUMMARY

- Ground Floor Flat
- Kitchen
- Bedroom
- Bathroom
- Living Room
- Garden
- Off Road Parking
- Short Walk Into Town Centre





*** WITH GARDEN & OFF ROAD PARKING ***

Ground floor 500 Sq Ft flat with garden and off road parking. The property comprises; Entrance Hall, Kitchen, Bathroom, Bedroom & Living Room with sliding doors out to the rear garden space. The garden is fully enclosed with artificial grass and decking. The property benefits from an allocated off road parking space to the front of the property. The property also benefits from UPVC double glazed windows and doors throughout.

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**

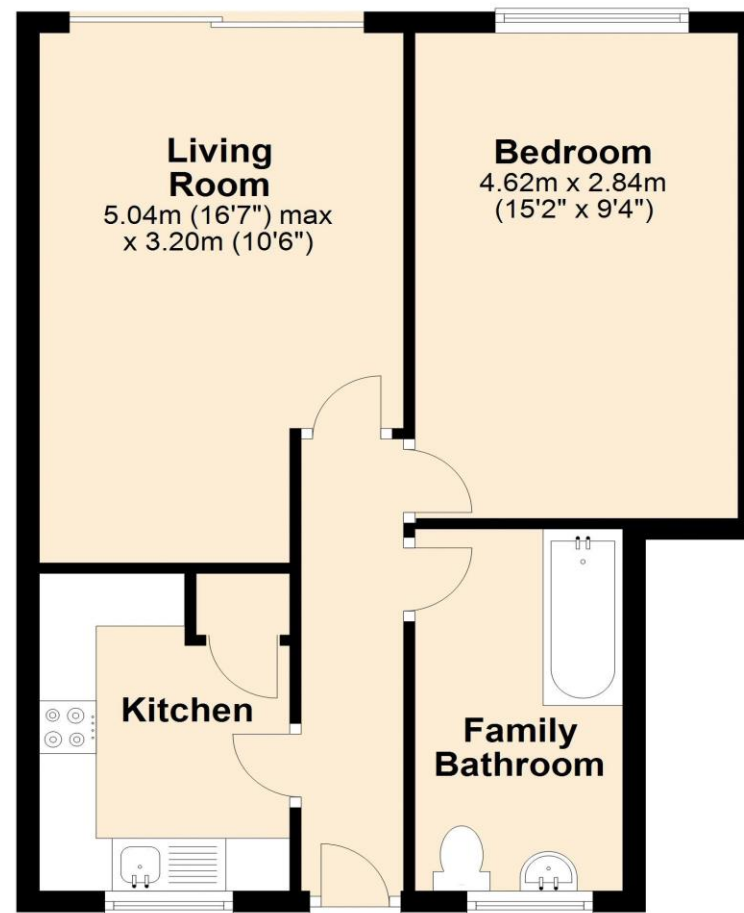
Services: **Gas Central Heating**

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Ground Floor

Approx. 46.5 sq. metres (500.8 sq. feet)



Total area: approx. 46.5 sq. metres (500.8 sq. feet)

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