



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Queen Street,
Stamford, PE9 1QS
£600,000

SUMMARY

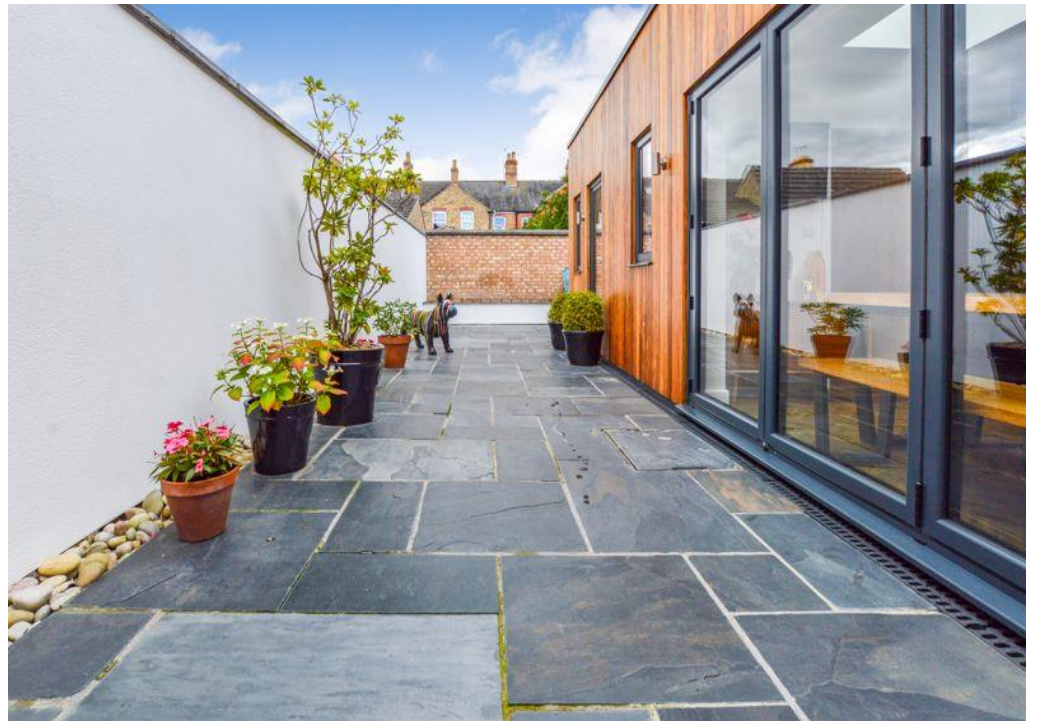
- Fully Renovated and Extended
- Three Bedroom, Three Reception Rooms
- Two Bathrooms
- Full of Character
- South Facing Garden
- Fantastic location close to town
- Potential for off road parking
- Study/Hidden Utility Space





***Nest Estates are pleased to bring to the market This 3 Bedroom Extended Character home. The property has been updated and modernised by the current owners to a high specification comprising of a large entrance hall, formal lounge and contemporary open plan kitchen/dining room, second sitting room/reception room, study and utility space, downstairs shower room, the first floor offers a landing with lots of space, two double bedrooms, a third single and an opulent family bathroom with double walk in shower and bath. The property also lends itself to a loft conversion (STPP) Outside the property offers front and rear gardens its benefits from a south facing landscaped rear garden. An early viewing is essential to appreciate the space, standard and location on offer. Contact our office with any questions you may have.





Tenure: Freehold

EPC Rating: TBC

Council Tax Band: C

Local Authority: SKDC

Services: Mains Gas, Electric, Water

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.



Total area: approx. 126.4 sq. metres (1360.3 sq. feet)