



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD

nest  
ESTATES



St. Pauls Street,

Stamford, PE9 2BH

Offers in Excess of £1,250,000

# SUMMARY

- Four Bedroom Georgian Family Home
- Town Centre Location
- South Facing Rear Garden
- Five Reception Rooms
- Two En Suites, Family Bathroom & Downstairs WC
- Kitchen
- Very Sought After Location
- 





**\*\*\* SOUTH FACING ENCLOSED REAR GARDEN \*\*\***  
**TOWN CENTRE LOCATION \*\*\*** With stunning window views from the front and rear aspect, this spacious Georgian home, set within the heart of Stamford's vibrant town centre. Briefly comprising; Four Bedrooms, Two En Suites, Family Bathroom, Downstairs WC, Five Reception Rooms, Kitchen, South Facing Garden & Raised Terrace. This Grade II listed unique townhouse situated in the sought after town of Stamford is steeped in history and dates back to 1747, just moments away from restaurants, pubs and café's. The impressive property is light filled and spans four floors with high ceilings, dentil cornices, double sash windows and other period features associated with the era, together with a south facing raised veranda and private walled, lawned garden and views towards Burghley Park. The historic market town of Stamford with from 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:

EPC Rating: E

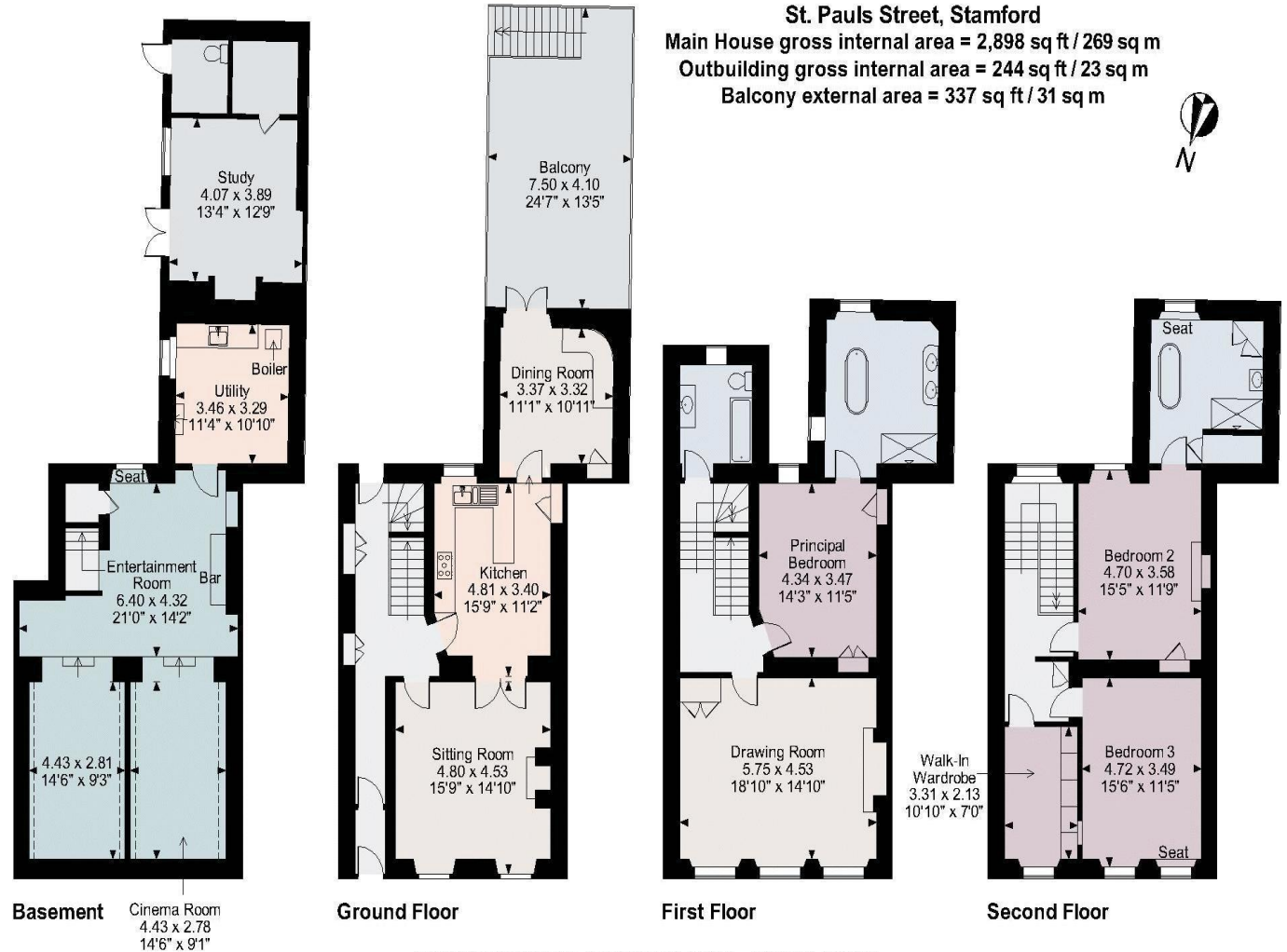
Council Tax Band:

Local Authority:

Services:

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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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