



BRITISH  
PROPERTY  
AWARDS

2018  
★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN STAMFORD

**nest**  
ESTATES



**Conduit Road,**  
Stamford, PE9 1QL  
**Offers in Excess of £325,000**



# SUMMARY

- Two Double Bedroom Character Property
- Living Room & Dining Room
- Kitchen & Utility
- Downstairs WC & Family Bathroom
- West Facing Enclosed Rear Garden & Storage
- Short Walk Into Stamford's Town Centre
- Sought After Location





\*\*\* CLOSE TO TOWN CENTRE \*\*\*

\*\*\* WEST FACING REAR GARDEN \*\*\*

Set within a very short walk of Stamford's vibrant town centre, is this two double bedroom character property with west facing rear garden space.

The property comprises; Entrance Hall, Living Room, Dining Room, Kitchen, Utility, Downstairs WC, Family Bathroom & Two Double Bedrooms.

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: **D**

Council Tax Band: **B**

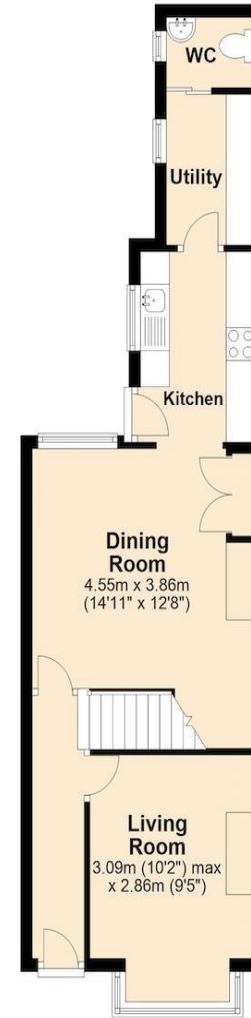
Local Authority: **South Kesteven District Council**

Services: **Gas Central Heating**

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**Ground Floor**  
Approx. 39.8 sq. metres (428.4 sq. feet)



**First Floor**  
Approx. 35.8 sq. metres (385.8 sq. feet)



Total area: approx. 75.6 sq. metres (814.2 sq. feet)

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