



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD

nest  
ESTATES



Willoughby Road,

Stamford, PE9 1SP

£289,995

# SUMMARY

- South Facing Rear Garden
- Off Road Parking For Numerous Vehicles
- Recently Renovated Three Bedroom Family Home
- Entrance Hall
- Open Plan Kitchen Dining Room
- Living Room
- Utility Room
- Downstairs WC & Family Bathroom

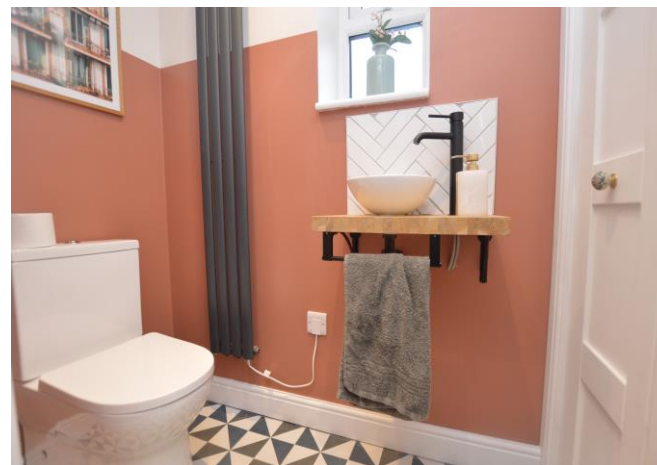




\*\*\* SOUTH FACING REAR GARDEN \*\*\* OFF ROAD PARKING \*\*\*

This recently renovated three bedroom family home offers great living space over the first and second floor and is only a short walk from Stamford's vibrant town centre. Briefly comprising; Entrance Hall, Open Plan Kitchen Dining Room, Utility Room / Office, Downstairs WC, Living Room, Three well proportioned bedrooms, Family Bathroom, Off Road parking for numerous vehicles to the front, Enclosed South Facing rear garden with Office Pod. Please note that the office pod has not yet been finished but will be finished in the next two weeks time. This will have electric and a direct internet cable. The office pod will be surrounded by a decked seating area.

AGENTS NOTES: The kitchen and solid oak flooring were fitted in 2020. The boiler was installed in 2019, this is a gas combination boiler with warranty still left on it. The kitchen has an integrated oven, hob, dishwasher and microwave. The utility has space for washing machine and tumble dryer.



Tenure:

EPC Rating:

Council Tax Band: B

Local Authority:

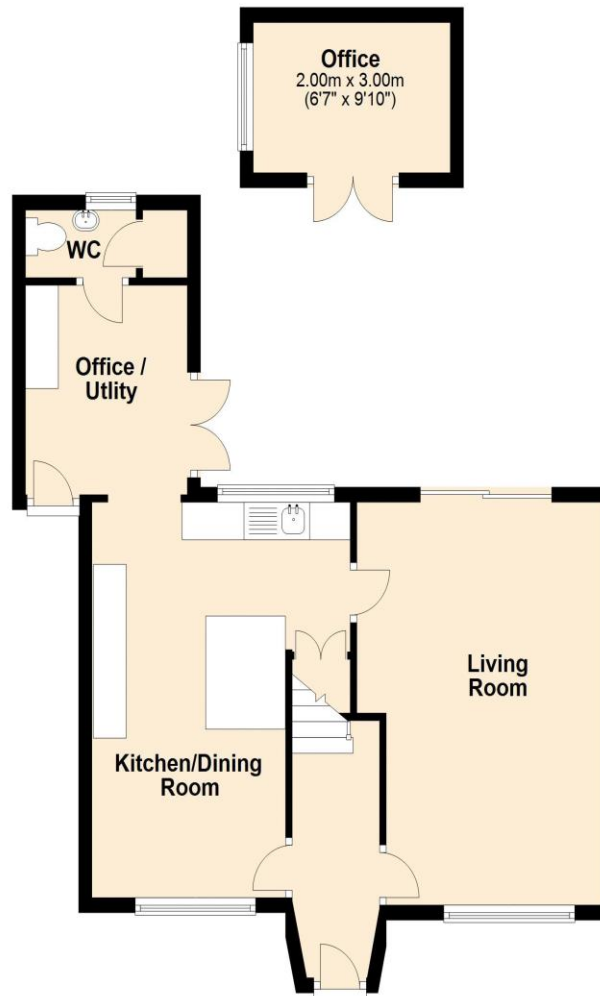
Services:

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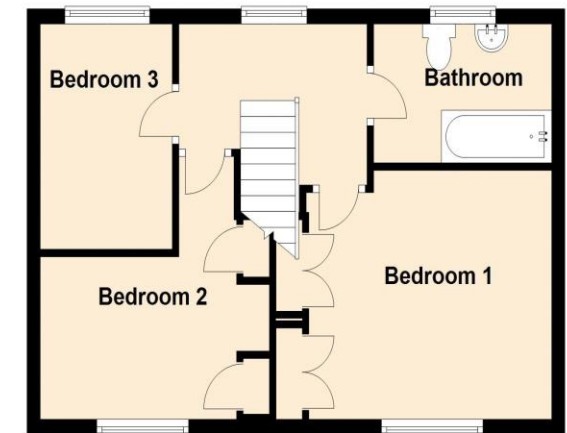
### Ground Floor

Approx. 58.0 sq. metres (624.5 sq. feet)



### First Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



Total area: approx. 99.0 sq. metres (1065.6 sq. feet)

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