



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD

nest  
ESTATES



Queen Street,  
Stamford, PE9 1QS  
£525,000



## SUMMARY

- Only A Short Walk From Stamford's Vibrant Town Centre
- Off Road Parking
- Four Bedroom Semi-Detached Home
- Very Well Presented throughout
- Open Plan Kitchen Living Dining Space
- Family Bathroom & En Suite To Master
- Enclosed Rear Garden
- Spacious Entrance Hall & WC





\*\*\* SHORT WALK TO TOWN CENTRE \*\*\* OFF ROAD PARKING \*\*\*

Well presented four bedroom end of terrace home situated only a very short walk from Stamford's vibrant town centre. Briefly comprising; Spacious entrance hall, downstairs WC Open Plan Kitchen Living Dining Space, Four Bedrooms, En Suite To Master, Family Bathroom, Enclosed Rear Garden & Off Road Parking. The EPC rating is a "C".

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: Freehold

EPC Rating: C

Council Tax Band: D

Local Authority: South Kesteven District Council

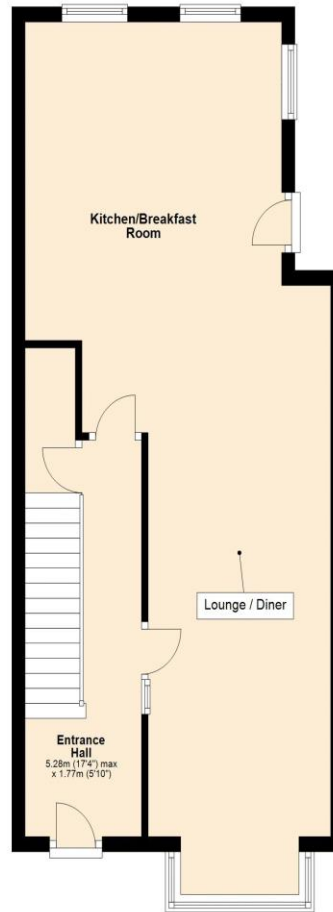
Services: Gas Central Heating

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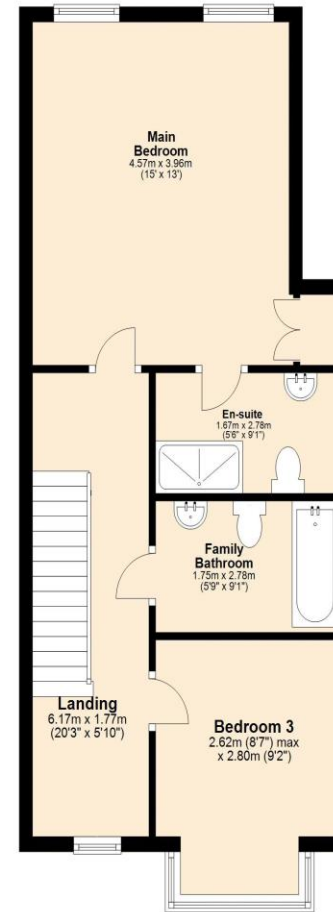
### Ground Floor

Approx. 48.6 sq. metres (522.6 sq. feet)



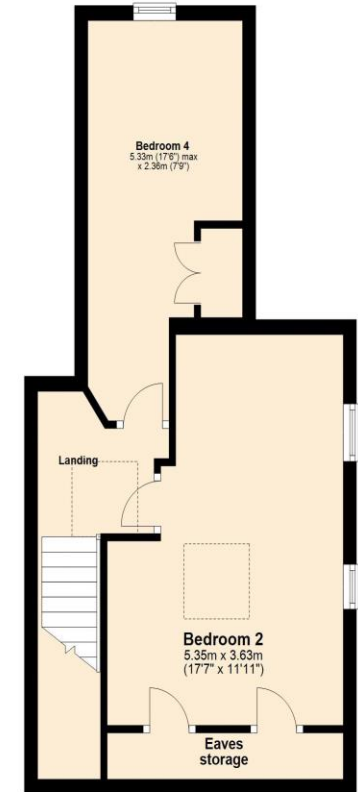
### First Floor

Approx. 48.9 sq. metres (526.7 sq. feet)



### Second Floor

Approx. 37.5 sq. metres (404.1 sq. feet)



Total area: approx. 135.0 sq. metres (1453.5 sq. feet)

**nest**  
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