



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD

nest  
ESTATES



**New Cross Road,**  
Stamford, PE9 1QY  
**Guide Price £300,000**

# SUMMARY

- Charming Two Bedroom Character Home
- Close Proximity To Town Centre
- Living Room & Sitting Room & Open Fire Places
- Kitchen
- Bathroom
- Enclosed Rear Garden
- Guide Price 300,000 - 310,000
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\*\*\* CLOSE PROXIMITY TO TOWN CENTRE \*\*\*  
ENCLOSED REAR GARDEN \*\*\* Guide Price : 300,000 - 310,000... Charming two bedroom character home, only a very short walk from the Recreation Ground and Stamford's vibrant town centre. Briefly comprising; Tiled entrance hall, living room with open fire place. sitting room / dining room with open fire place, under stairs storage, refitted kitchen, bathroom, two well proportioned bedrooms and an enclosed rear garden with gated rear access. 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:

EPC Rating:

Council Tax Band: B

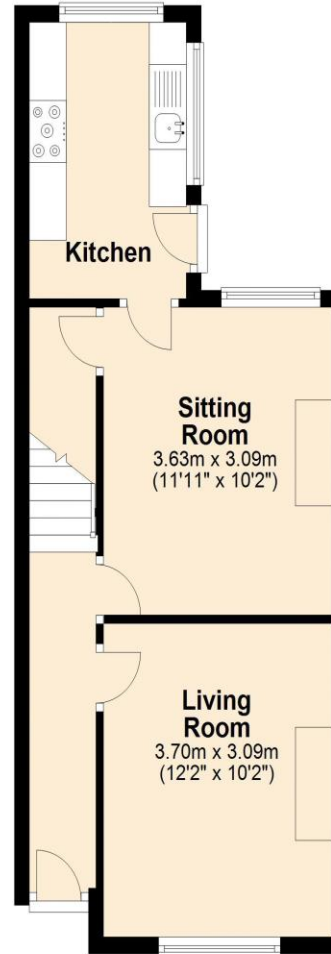
Local Authority:

Services:

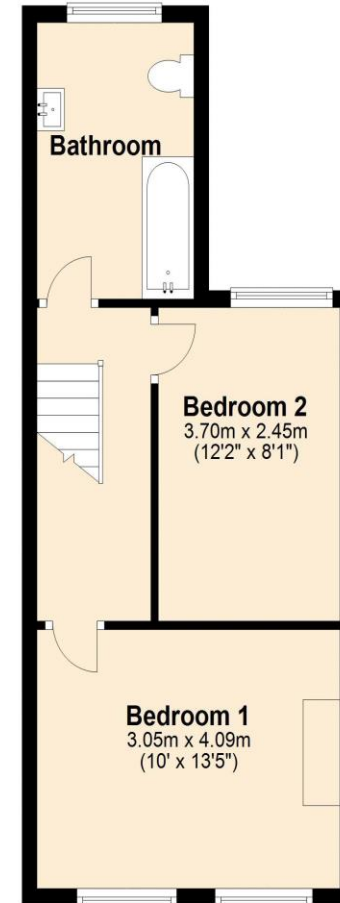
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**Ground Floor**  
Approx. 36.7 sq. metres (394.6 sq. feet)



**First Floor**  
Approx. 35.1 sq. metres (378.3 sq. feet)



Total area: approx. 71.8 sq. metres (772.9 sq. feet)