



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Masterton Road,

Stamford, PE9 1SN

£310,000

SUMMARY

- Extended Three Bedroom Family Home
- Shower Room & Family Bathroom
- Living Room With Log Burner
- Open Plan Kitchen Dining Room
- Office / Utility & Conservatory
- Garage With Electric Up & Over Door
- Off Road Parking
- Enclosed Rear Garden & Patio Area





*** EXTENDED ***

Three bedroom extended family home offering over 1500 Sq Ft of living accommodation over three floor, plenty of parking and a large rear garden. A new roof is being fitted on the conservatory on 7th December. The property briefly comprises; Porch, Entrance Hall, Garage with electric up and over door, Living Room with log burner, Office / Utility, Downstairs Shower Room, Open Plan Kitchen Dining Room, Conservatory with gas central heating radiator, Landing, Family Bathroom, Three well proportioned bedrooms.

The front is part enclosed with a dwarf brick wall and has a block paved driveway. The rear has a large garden with patio, numerous sheds and is fully enclosed.

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: TBC

Council Tax Band: TBC

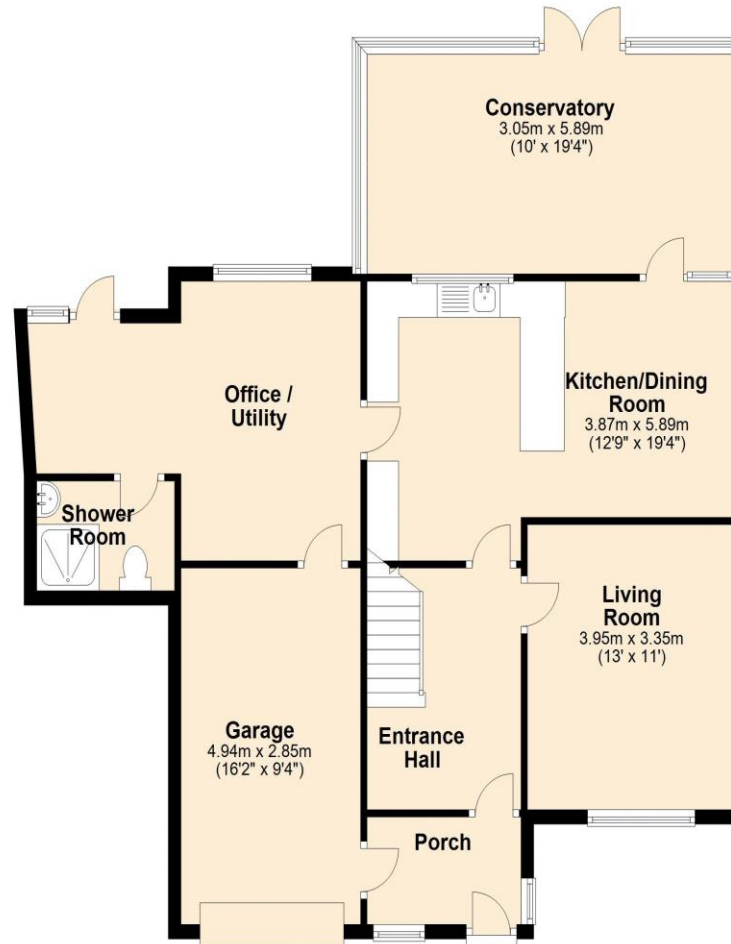
Local Authority: South Kesteven District

Services: Gas Central Heating

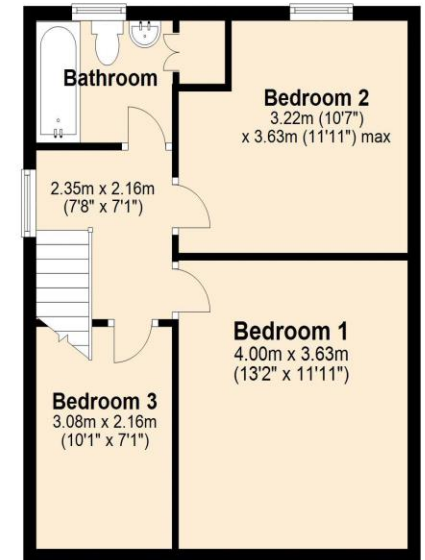
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Ground Floor
Approx. 100.4 sq. metres (1081.0 sq. feet)



First Floor
Approx. 43.1 sq. metres (464.1 sq. feet)



Total area: approx. 143.5 sq. metres (1545.1 sq. feet)

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