



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Northumberland Avenue,

Stamford, PE9 1EB

Offers in Excess of £170,000

SUMMARY

- Newly Renovated Throughout
- Two Double Bedrooms
- Living Room
- Kitchen Dining Space
- Family Bathroom
- South Facing Rear Garden
- Short Walk Into The Town Centre
- Viewings Are Highly Advised





***** NEWLY RENOVATED ***** Two double bedroom home, newly renovated to a high standard throughout. Briefly comprising; Living Room, Kitchen Dining Room, Two Bedrooms, Family Bathroom, South facing rear garden with timber shed and only a short walking distance into Stamford's vibrant town centre.

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: **D**

Council Tax Band: **A**

Local Authority: **South Kesteven District Council**

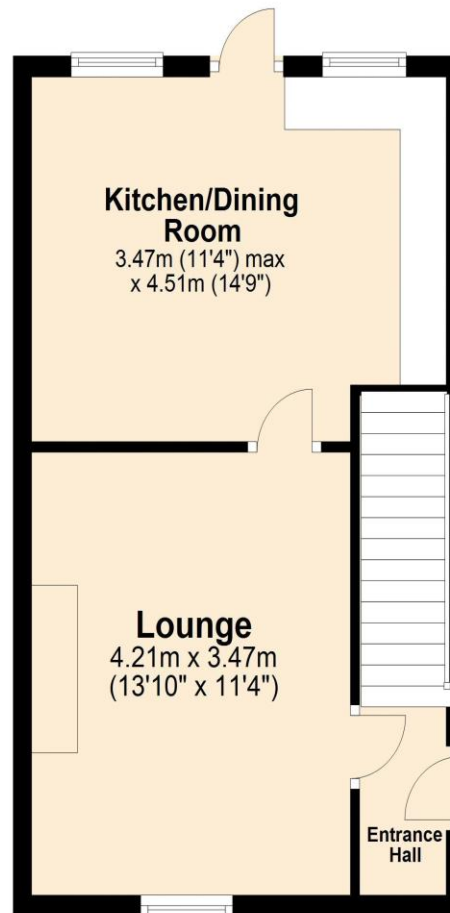
Services: **Gas Central Heating**

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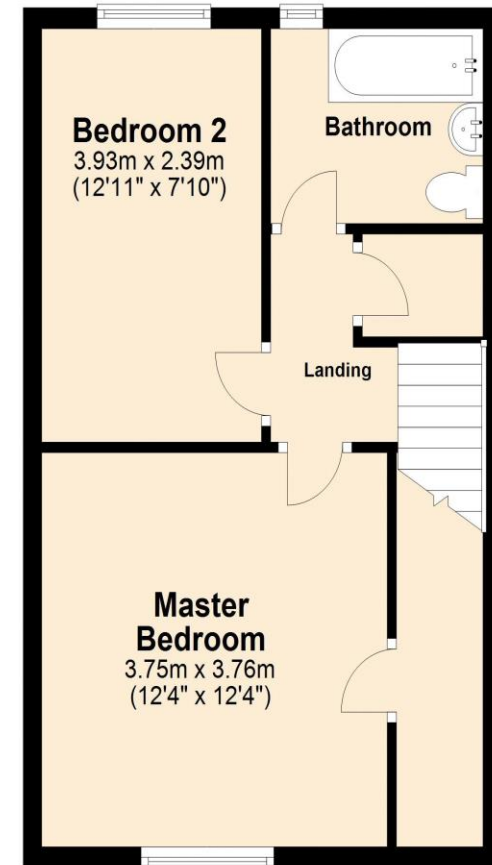
Ground Floor

Approx. 35.1 sq. metres (377.4 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.8 sq. feet)



Total area: approx. 72.4 sq. metres (779.2 sq. feet)

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