



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Highlands Way,

Stamford, PE9 2XH

£310,000

SUMMARY

- Three Bedroom Semi-Detached House
- Well Presented Throughout
- Refitted Kitchen and Shower Room
- Lounge/Diner & Conservatory
- Gardens to the front and rear
- Off road parking for multiple cars
- Single Detached Garage
- No Chain





NO FORWARD CHAIN Nest Estates are pleased to bring to the market this well presented 3 bedroom semi detached property situated in the sought-after location of Highlands Way in Stamford. The accommodation briefly comprises; External Porch, Entrance Hall, Refitted Kitchen, Lounge/Diner with feature bay window, Conservatory with access to the Rear Garden. The first floors offers a landing space with loft access, Three Bedrooms including, Two Double Bedrooms and one Single Bedroom, the upstairs also offers a Refitted Shower Room. Externally the property benefits from a generous front and rear garden with driveway parking for multiple cars and access to a detached single garage. Contact our office to arrange your viewing or if you have any questions. Location 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 less than 1 mile away.

Tenure: Freehold

EPC Rating: Pending

Council Tax Band:

Local Authority: SKDC

Services: Mains Gas/Electric/Water/Drainage

DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.

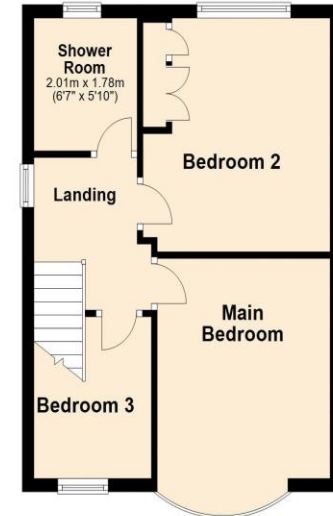
Ground Floor

Approx. 53.4 sq. metres (575.3 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.2 sq. feet)



Total area: approx. 89.3 sq. metres (961.6 sq. feet)

nest
ESTATES

8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110

info@nestestates.co.uk

www.nestestates.co.uk



nest
ESTATES



8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110

info@nestestates.co.uk

www.nestestates.co.uk