



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD

nest  
ESTATES

Lonsdale Road,

Stamford, PE9 2RW

£625,000

## SUMMARY

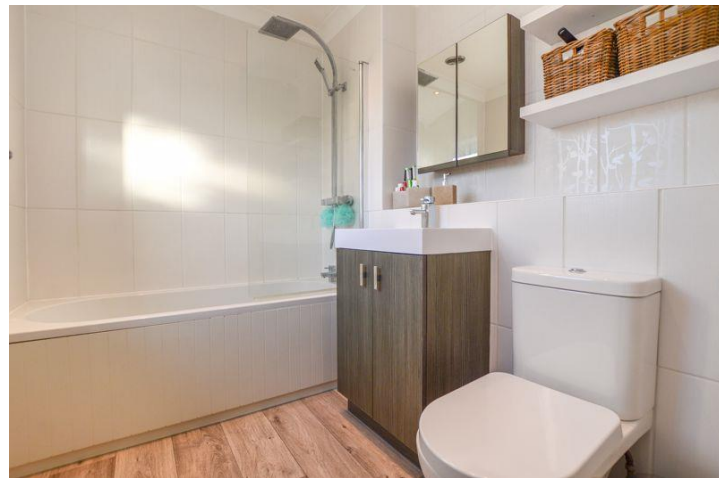
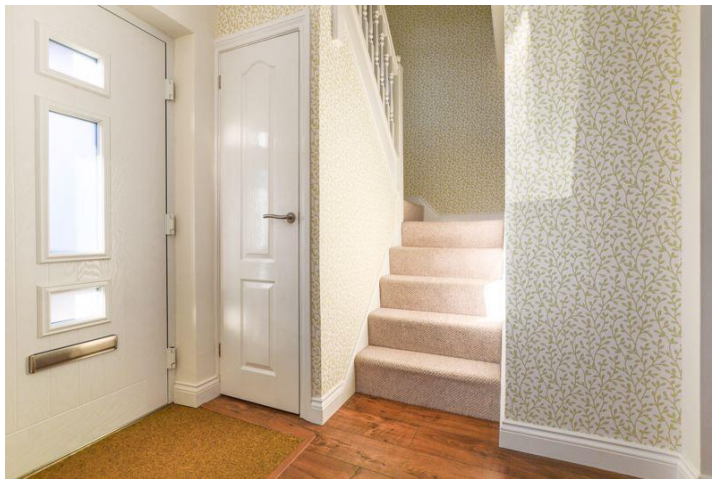
- Four Bedroom Extended Detached Family Home
- Open Plan Kitchen Living Diner
- Study Area & Lounge with Log Burner
- Utility space and downstairs WC
- Main bedroom with en-suite
- Off road parking for up to four cars and a garage
- Landscaped Gardens to the rear
- Sought-After Location within walking distance of town





**\*\*\*EXTENDED\*\*\*** Four bedroom detached family home benefitting from extensive development by the current vendors; including two storey extensive to the side and a rear single storey extension with vaulted ceilings and full refurbishment throughout. An early viewing is essential to appreciate the space, standard and location on offer. The accommodation briefly comprises entrance hall, wc, living room with log burner, open plan kitchen diner to the rear with vaulted ceilings and access to the garden, study area and a utility. The first floor offers a landing space, family bathroom, four double bedrooms including a main bedroom with en-suite shower room. Outside the property offers off road parking for multiple cars, landscaped gardens and an integral garage, with a covered walkway to the side giving secure access from the front to the rear of the property. Contact our office to arrange your viewing or if you have any further questions





Tenure: Freehold

EPC Rating: TBC

Council Tax Band:

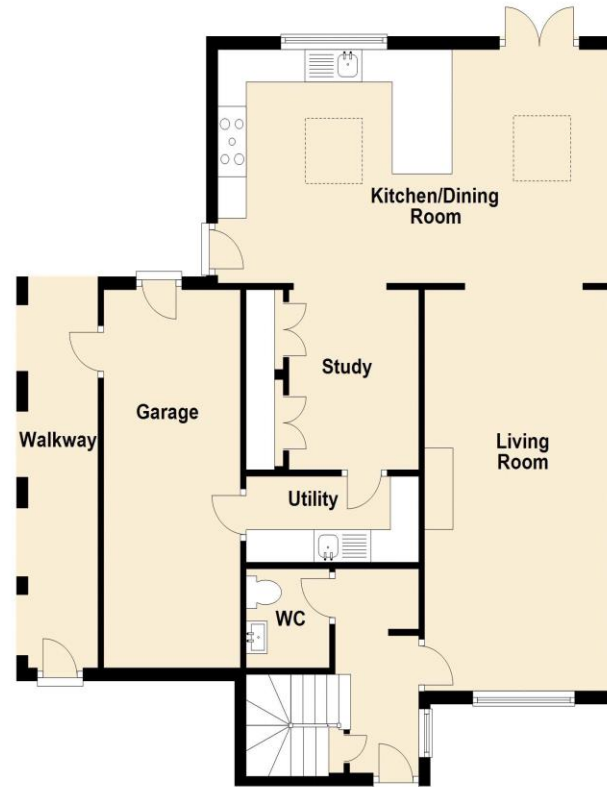
Local Authority: SKDC

Services: Mains Gas Electric & Water

## 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. 91.3 sq. metres (983.2 sq. feet)



**First Floor**  
Approx. 68.3 sq. metres (735.3 sq. feet)



Total area: approx. 159.7 sq. metres (1718.5 sq. feet)