



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Willoughby Road,

Stamford, PE9 1SP

£275,000

SUMMARY

- With Planning Permission For Single Storey Extension To Rear
- Three Bedroom Family Home
- Kitchen Dining Room
- Utility Room & Downstairs WC
- Living Room
- Family Bathroom
- Enclosed Rear Garden
- Off Road Parking





*** WITH PLANNING FOR REAR EXTENSION ***

This well presented three bedroom family home offering fantastic accommodation over the ground and first floor. The property briefly comprises Entrance Hall, Living Room, Kitchen Dining Room, Utility Room, Downstairs WC, Three well proportioned bedrooms, Family Bathroom, Enclosed Rear garden with patio and off road parking for two vehicles.

The property benefits from planning permission that has been approved for a single storey extension to the rear of the property. Ask the office for more information.

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: C

Council Tax Band: B

Local Authority: SKDC

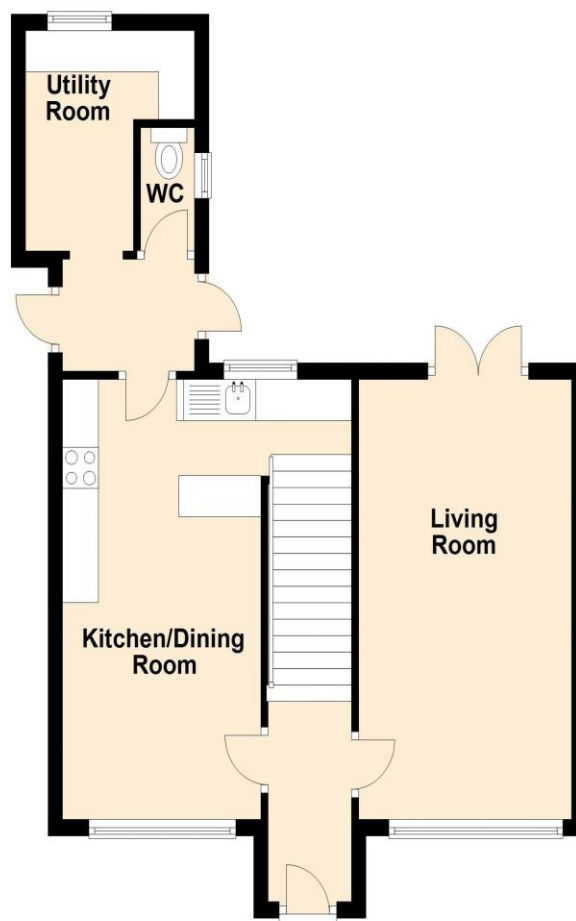
Services: Gas Central Heating

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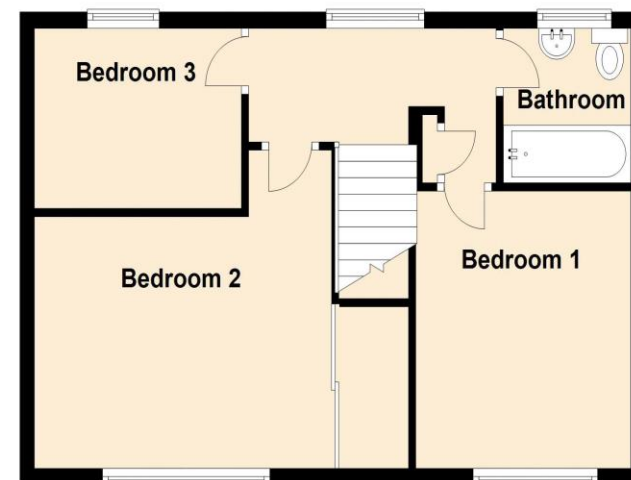
Ground Floor

Approx. 48.8 sq. metres (525.0 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.4 sq. feet)



Total area: approx. 94.9 sq. metres (1021.4 sq. feet)

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