



**nest**  
ESTATES

**Stockwell Avenue,**

Stamford, PE9 2WH

**£319,950**

## SUMMARY

- Three Bedroom Mid Terraced Home
- Garage & Off Road Parking
- Downstairs WC, Family Bathroom & En Suite Shower Room
- Kitchen Dining Space With Integrated Appliances
- Living Room With French Doors To Rear Garden
- Three Well Proportioned Bedrooms
- East Facing Rear Garden With Patio Area & Rear Gate Access
- Walking Distance To Malcolm Sargent Primary School











A three-bedroom mid-terrace home with garage and off-road parking, ideally located within walking distance of Malcolm Sargent Primary School.

The property comprises an entrance hall, a kitchen/dining area, a downstairs WC, and a living room with French doors opening onto the east-facing rear garden. Upstairs are three well-proportioned bedrooms, including a master bedroom with built-in wardrobes and an en-suite, along with a modern family bathroom. The east-facing rear garden is mainly laid to lawn and fully enclosed by fencing, featuring a patio area directly off the living room—perfect for outdoor dining. A pathway leads around the side of the garden to a rear gate, providing access to the garage and off-road parking.

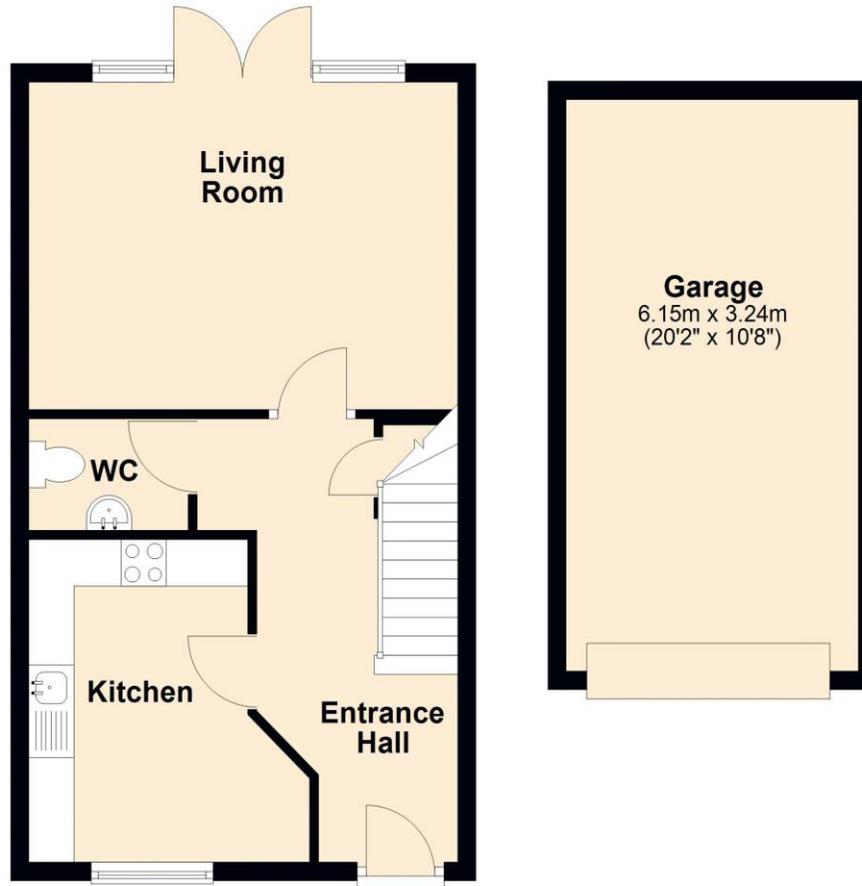
The historic market town of Stamford with many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between 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.

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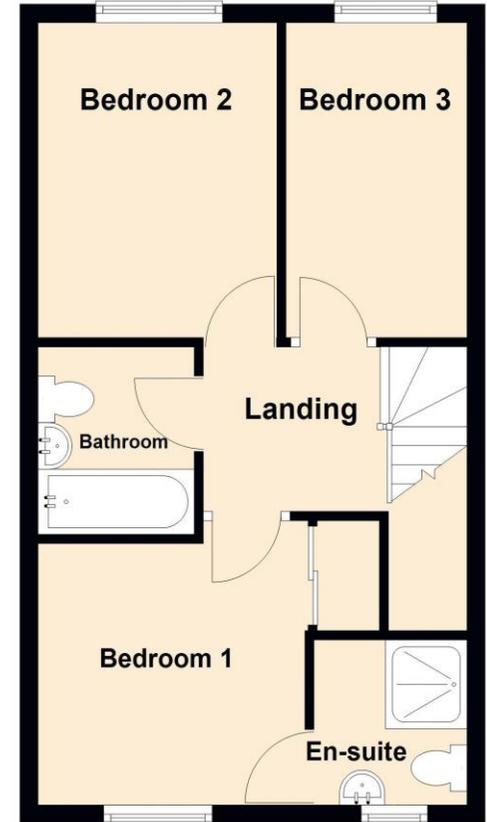
## Ground Floor

Approx. 59.8 sq. metres (644.2 sq. feet)



## First Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



Total area: approx. 99.9 sq. metres (1075.1 sq. feet)

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