



BRITISH  
PROPERTY  
AWARDS  
2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD



nest  
ESTATES



**Farriers Way, Carlby**

Stamford, PE9 4NG

Offers in Excess of £595,000

## SUMMARY

- Envious Location on a Quiet Development
- Unique Well appointed Detached Family Home
- Four Bedrooms Two Bathrooms
- Multiple Reception Rooms
- Impressive Cinema Room
- South Facing Rear Garden with Open Views
- Off road Parking for at least Four Cars
- Register Your Interest Early!





\*\*\*NEW TO THE MARKET\*\*\* Could this be the perfect family home? Nestled in the corner of a small quiet development sits this spacious, contemporary, well balanced, detached family home which offers four bedrooms, multiple reception rooms, and a south facing landscaped rear garden. With un-interrupted views across fields to the rear, and also boasting off road parking for at least four vehicles an early viewing is essential to appreciate the space, standard and impressive location on offer. The accommodation briefly comprises; spacious entrance hall, open plan kitchen dining space, dual aspect living room with feature window capturing the stunning views, study, cinema room with lobby area, downstairs WC and Utility room. The first floor offers a spacious landing space, four well balanced bedrooms, family bathroom including a main bedroom with built in wardrobes and a re-fitted en-suite. Location: The quaint village of Carlby is situated around 6 miles from Stamford and 7 miles from Bourne. Giving easy access to road and train links. Contact our office for more details and any questions you may have.





Tenure: Freehold

EPC Rating: C

Council Tax Band: E

Local Authority: South Kesteven District Council

Services: Mains water/drainage, Electricity, Gas central heating (calor)

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## 8 Farriers Way, Carlton, PE9 4NG

Approximate Gross Internal Area = 170.8 sq m / 1838 sq ft

