



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

- Enviaible 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 ensuite. 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)

## 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.

## 8 Farriers Way, Carlby, PE9 4NG

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

