



NEWTON  
FALLOWELL

Barrowfield Drive,  
Stamford, Lincolnshire, PE9 3DB





**Barrowfield Drive,  
Stamford, Lincolnshire, PE9 3DB  
£375,000 Freehold**

Situated on the highly regarded Taylor Wimpey development off Empingham Road is this extremely well presented four bed semi detached family home, featuring a kitchen breakfast with a range of integrated appliances, a spacious living/dining room, family bathroom, a large second floor principle bedroom with en-suite, enclosed rear garden, driveway & single garage.

The property is arranged over three floors with the stairs to each greeting you when you first enter through the front door. From the entrance hall, access is first made to the modern fitted kitchen/breakfast room with a range of built in appliances, including fridge/freezer, dishwasher and washing machine. Further down the hallway is the downstairs W/C, under stairs storage and the spacious living/dining room, which provides ample space for both living and dining furniture. Patio doors give access to the garden, which is predominantly laid to grass. Floors throughout the ground floor are laid with Karndean in a wood effect for ease of maintenance, except for the lounge which is laid to carpet. To the first floor there are three bedrooms and the family bathroom. The principle bedroom occupies the entire top floor featuring a vaulted ceiling, fitted wardrobes and a three piece en-suite shower room.

Outside the property offers a small low maintenance gravel frontage, whilst to the rear the pleasant easterly facing enclosed garden with patio and lawn provides plenty of space for entertaining. To the side of the property you can find the driveway and single garage.



Entrance Hallway

Kitchen  
9'6" x 11'1" (2.9 x 3.4)

Downstairs WC  
4'7" x 6'6" (1.4 x 2)

Living/Dining Room  
15'8" x 14'1" (4.8 x 4.3)

Under Stairs Cupboard

Stairway and Landing

Bedroom 2  
8'10" x 10'5" (2.7 x 3.2)

Bedroom 3  
9'10" x 10'11" (3 x 3.35)

Bedroom 4/Study  
11'1" x 5'10" (3.4 x 1.8)

Bathroom  
6'2" x 5'10" (1.9 x 1.8)


Stairway and Landing

Principle Bedroom  
10'9" x 18'8" (3.3 x 5.7)

En-Suite  
9'6" x 4'11" (2.9 x 1.5)

Council Tax Band/Local Authority  
C – South Kesteven District Council

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





#### COUNCIL TAX INFORMATION:

Local Authority: SKDC

Council Tax Band:

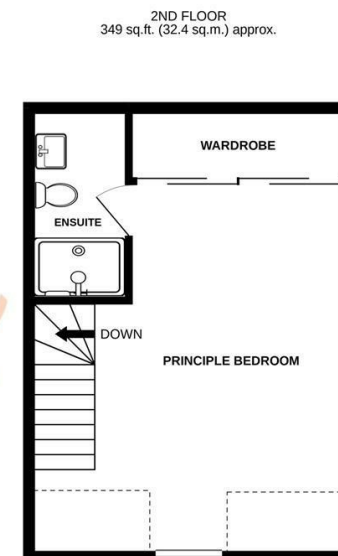
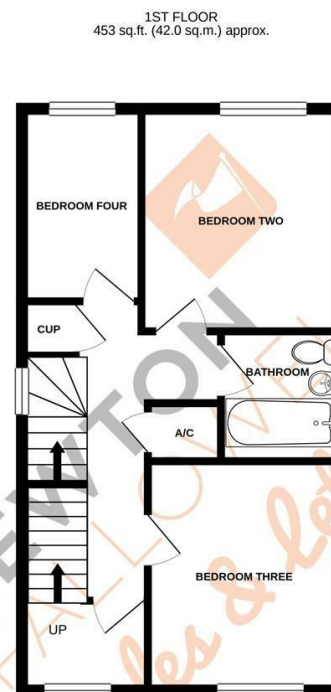
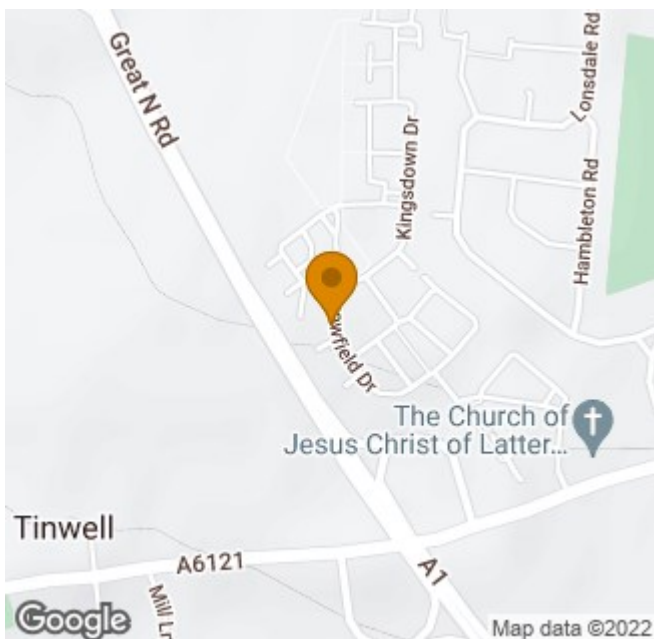
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#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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TOTAL FLOOR AREA : 1254 sq.ft. (116.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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