



9 Drift Gardens, Stamford, PE9 1UX

 **NEWTON FALLOWELL**



Key Features

- Extended end of terrace home
- Three well balanced double bedrooms
- Open plan kitchen diner
- Spacious living room
- Three piece shower room
- Upstairs cloakroom
- Corner plot garden
- Ample off road parking
- EPC Rating D
- Freehold

£270,000 – Offers In Excess Of





Extended three bedroom end of terrace home, tucked away at the end of a quiet cul de sac of Stamford on a generous corner plot. The property benefits from two extensions, a two storey to the rear and a single storey to the side which has created three double bedrooms and an open plan kitchen diner.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor and access into the living room. The light and airy living room has ample space and a charming bay window. A doorway from the living room leads into the separate utility room which has access to the three piece shower room and the extended kitchen diner. The kitchen diner has an array of units and ample space for a dining table. To the first floor, the landing connects three well balanced double bedrooms and a handy two piece cloakroom.

Outside to the front is a driveway offering ample off road parking and access to the single garage. The rear garden features a large decking area and generous lawn with an array of mature trees and shrubbery.

Entrance hall 1.23m x 1.12m (4'0" x 3'8")

Living room 5.11m x 3.57m (16'10" x 11'8")

Utility 2.17m x 2.04m (7'1" x 6'8")

Bathroom 2.36m x 2.17m (7'8" x 7'1")

Kitchen 4.39m x 2.19m (14'5" x 7'2")

Dining room 4.74m x 2.71m (15'7" x 8'11")

Landing 2.46m x 0.83m (8'1" x 2'8")

Bedroom one 3.64m x 3.12m (11'11" x 10'2")

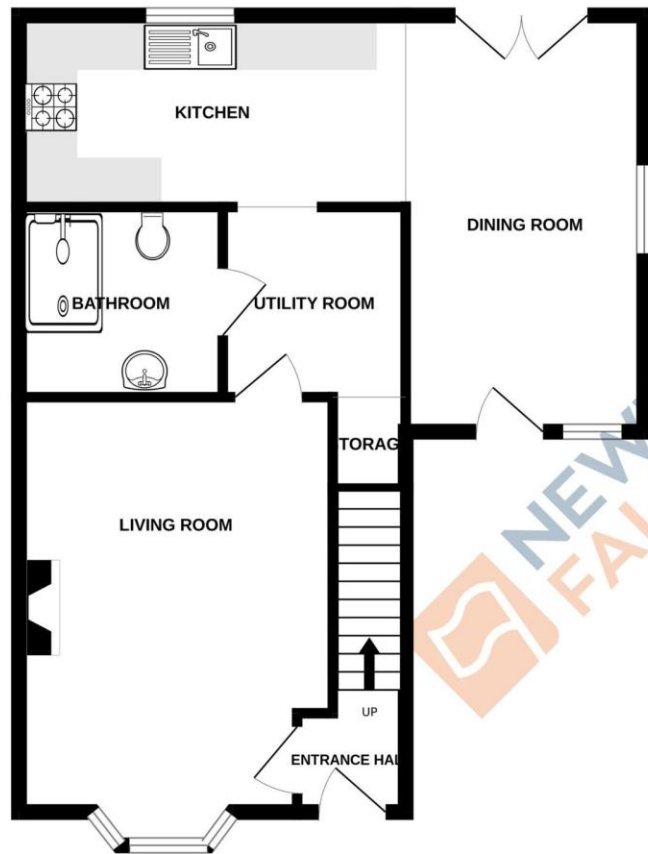
Bedroom two 5.03m x 2.43m (16'6" x 8'0")

Bedroom three 4.58m x 2.59m (15'0" x 8'6")

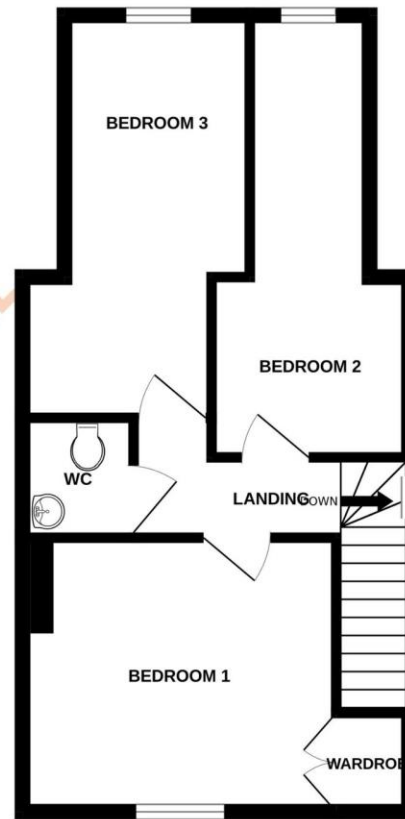
WC 1.27m x 1.09m (4'2" x 3'7")



GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
Council Tax Band: A

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.