



2 Star Lane Mews, Stamford, PE9 1PE

 **NEWTON FALLOWELL**



## Key Features

- Town centre location
- Allocated off road parking
- Light and airy living room
- Kitchen with an array units
- Three bathrooms and downstairs cloakroom
- Three well-proportioned bedrooms
- Versatile garden office
- EPC Rating B
- Freehold

£585,000





\*NO ONWARD CHAIN\* Superb three bedroom three storey town house situated in a prime location in the centre of Stamford with a private gated development. This lovely home boasts three balanced bedrooms, three bathrooms with downstairs cloakroom, light and airy living room, well equipped kitchen, a versatile office in the garden, an enclosed and private rear garden with roof top views and an allocated off road parking space for one vehicle.

The property is arranged over three floors, entering via the entrance hall with stairs leading to the first floor and a downstairs cloakroom. The entrance hall also connects the living room and kitchen. The kitchen has an array of units and integrated appliances. Completing downstairs is the spacious living room which is flooded with natural light. To the first floor, the landing connects two well balanced bedrooms and the family three piece bathroom. The double bedroom that goes over the flying freehold offers ample space and has its own three piece en suite. Both bedrooms on this floor have built in wardrobes. To the second and final floor is the principal bedrooms which offers views over the rooftops of Stamford, built in wardrobes and its own three piece en suite shower room.

Outside to the front is a secure electric gate to the development. Inside the development there is an allocated off road parking space. An inset footpath leads to the front door accompanied by a well maintained border. Gated access to the side of the property leads into the enclosed and private rear garden which is low maintenance patio seating area with mature borders and a versatile garden office.





Entrance hall 3.12m x 2.01m (10.2ft x 6.6ft)

Cloakroom 1.65m x 0.84m (5.4ft x 2.8ft)

Kitchen 3.12m x 2.41m (10.2ft x 7.9ft)

Living room 4.6m x 3.78m (15.1ft x 12.4ft)

Landing 4.7m x 2.06m (15.4ft x 6.8ft)

Bathroom 2.21m x 1.89m (7.3ft x 6.2ft)

Bedroom two 4.42m x 3.22m (14.5ft x 10.6ft)

En-suite 1.76m x 1.63m (5.8ft x 5.3ft)

Bedroom three 3.09m x 2.43m (10.1ft x 8ft)

Bedroom one 5.76m x 4.6m (18.9ft x 15.1ft)



En-suite 1.84m x 1.61m (6ft x 5.3ft)

Office 3.35m x 2.2m (11ft x 7.2ft)

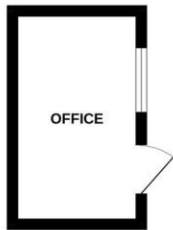


#### Agent notice

The star lane mews management (resident owned company) has a service charge of approximately £150pa which covers the gate maintenance.



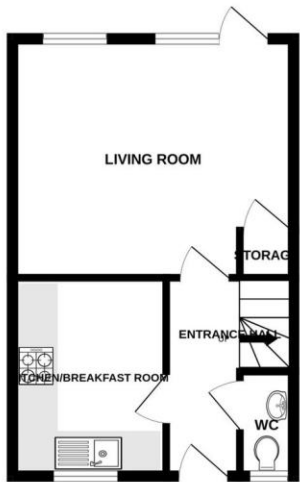
GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



2ND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 1156 sq.ft. (107.4 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.  
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	82	83
(55-68)	D		
(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: E

#### 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.