



40 Doughty Street, Stamford, PE9 1UT

 **NEWTON FALLOWELL**



£350,000

3 1 3

### Key Features

- Extended semidetached
- Prime location of Stamford close to local amenities
- Two reception rooms
- Light and airy conservatory
- Extended kitchen breakfast room
- Extended side hallway with cloakroom
- Useful outbuilding
- Generous mature rear garden
- EPC Rating D
- Freehold







Extended three bedroom semidetached property situated in a prime location of Stamford close to local amenities. The property benefits from an extended kitchen breakfast room, two reception rooms, conservatory, extended side hallway with downstairs cloakroom, three well balanced bedrooms, three piece modern shower room, generous mature rear garden and driveway for at least two vehicles.

The property is arranged over two floors, entering via the entrance hall which offers great flow by connecting the dining room and the kitchen breakfast room. The dining room offers a versatile living space and an opening leads into the light and airy living room with feature fireplace and bay window. Patio doors from the dining room open into the charming conservatory with views onto the garden. The extended kitchen breakfast room has a wealth of modern units and a doorway leading into the extended side hallway with downstairs cloakroom and access into the useful storage outbuilding. To the first floor, the landing connects two well balanced double bedrooms, a further single bedroom, and the family three piece shower room.



Outside to the front is a driveway offering off road parking for at least two vehicles. The rear garden is fully enclosed and private featuring a patio seating area and a generous lawn with an array of mature borders fully of flowers, shrubbery, and trees.





Entrance hall 4.11m x 2.16m (13.5ft x 7.1ft)

Living room 3.67m x 3.06m (12ft x 10ft)

Dining room 4.13m x 3.14m (13.5ft x 10.3ft)

Conservatory 3.54m x 2.24m (11.6ft x 7.3ft)

Kitchen breakfast room 5.8m x 2.41m (19ft x 7.9ft)

Side hallway 5.8m x 2.41m (19ft x 7.9ft)

Cloakroom 1.35m x 0.76m (4.4ft x 2.5ft)

Outbuilding 4.26m x 2.35m (14ft x 7.7ft)

Landing 3.34m x 2.15m (11ft x 7.1ft)

Bedroom one 3.67m x 3.2m (12ft x 10.5ft)

Bedroom two 3.52m x 3.06m (11.5ft x 10ft)

Shower room 2.55m x 1.69m (8.4ft x 5.5ft)

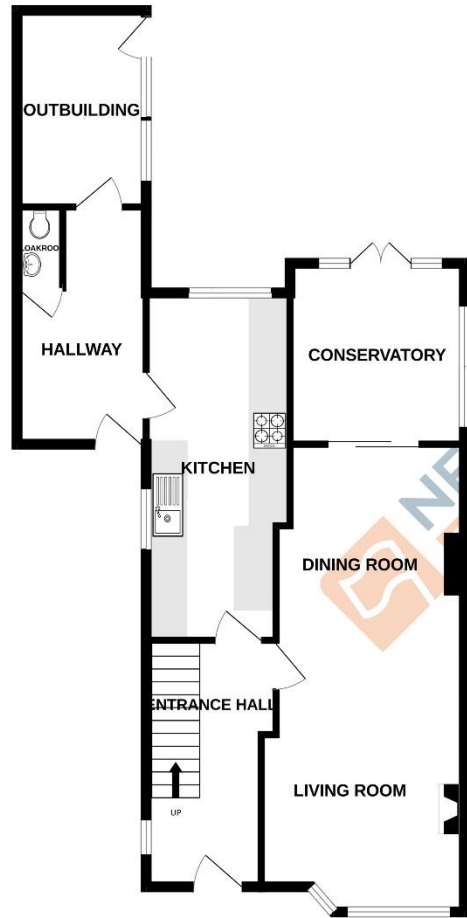




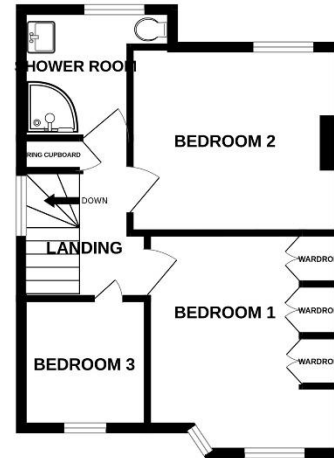




GROUND FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 1142 sq.ft. (106.1 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		86
(69-80)	C		
(55-68)	D	86	
(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: B

**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.