



61 Drift Avenue, Stamford, PE9 1UY

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Three bedroom semidetached
- Corner plot
- Driveway and single garage
- Enclosed rear garden
- Two reception rooms
- Three piece bathroom
- No onward chain
- EPC Rating D
- Freehold

£250,000





****NO ONWARD CHAIN**** Three bedroom semidetached home tucked away on a quiet estate of Stamford, close to local amenities. The property benefits from two reception rooms, three piece bathroom, three well balanced bedrooms, corner plot, driveway and single garage.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor and storage cupboard underneath. The entrance hall offers great flow connecting the living room and the dining room. The light and airy living room with bay window and feature fireplace. The dining room is opened through into the kitchen creating a seamless flow. To the first floor, the landing connects two well balanced double bedrooms, a further single bedroom and the family three piece bathroom.

Outside to the front an inset footpath leads to the front door accompanied by a low maintenance gravel garden with enclosing shrubbery border. To the side of the property is the driveway and access to the single timber built garage. Gated access to the side of the property leads into the private rear garden which is low maintenance mainly patio seating area with shrubbery enclosing.





Entrance hall 4.62m x 1.97m (15.2ft x 6.5ft)

Living room 4.45m x 3.52m (14.6ft x 11.5ft)

Dining room 3.24m x 3.19m (10.6ft x 10.5ft)

Kitchen 2.1m x 1.98m (6.9ft x 6.5ft)

Landing 2.39m x 2.14m (7.8ft x 7ft)

Bedroom one 4.24m x 3.16m (13.9ft x 10.4ft)

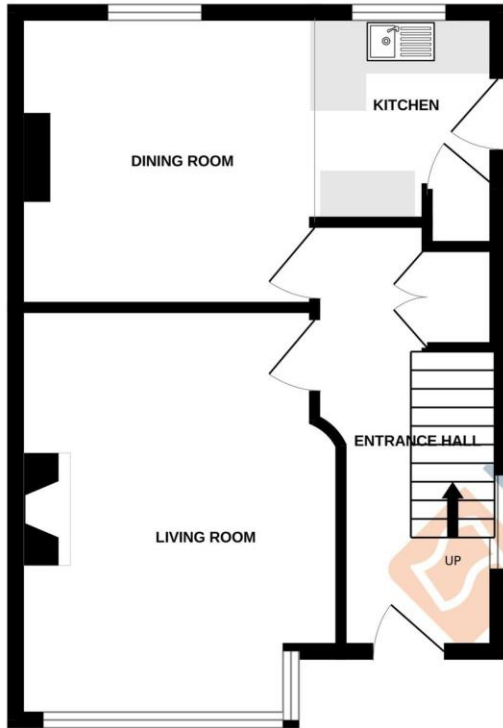
Bedroom two 3.27m x 3.18m (10.7ft x 10.4ft)

Bedroom three 2.15m x 2.08m (7.1ft x 6.8ft)

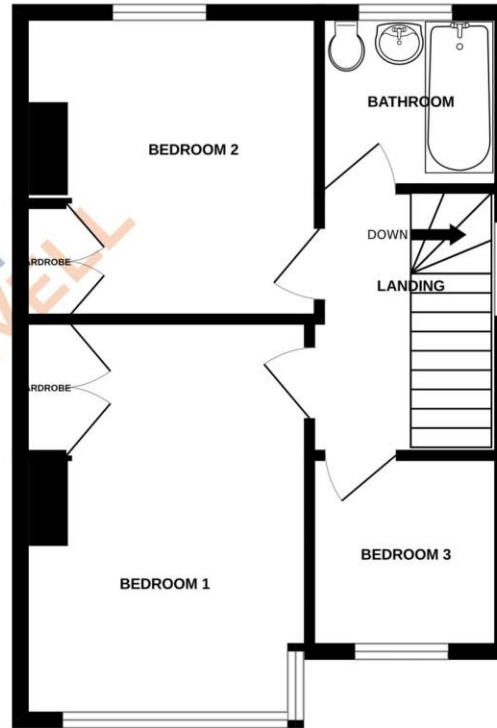
Bathroom 1.92m x 1.81m (6.3ft x 5.9ft)



GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 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		80
(69-80)	C		
(55-68)	D	82	
(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.