



75 Banks Crescent, Stamford, PE9 1FF

 **NEWTON FALLOWELL**

4 3 2

## Key Features

- Modern four bedroom detached
- Four well balanced double bedrooms
- Three bathrooms and downstairs cloakroom
- Two reception rooms
- Modern kitchen with an array of units
- Single garage and ample off road parking
- Landscaped south facing rear garden
- EPC Rating C
- Freehold

**GUIDE PRICE £475,000 - £485,000**





Modern four bedroom detached home, tucked away on a quiet estate of Stamford. This lovely home boasts a landscaped south facing rear garden, ample off road parking, single garage, large living room, separate dining room, modern kitchen, three bathrooms with downstairs cloakroom and four well balanced double bedrooms.

The property is arranged over two floors, entering via the entrance hall which offers great flow downstairs, connecting the living room, dining room, kitchen, and cloakroom. The large living room has an abundance of spaces and French doors which open out onto the patio. The dining room offers versatility and is adjacent to the kitchen which features an array of modern units. To the first floor, the landing connects four well-proportioned double bedrooms and the three piece family bathroom. Bedrooms one and two enjoy their own three piece en suite.

Outside to the front is a well maintained lawned garden with shrubbery border and a driveway creating access to the single garage. Gated access to the side of the property leads to the enclosed, private, south facing rear garden which has been landscaped with a patio seating area and lawn with mature borders.





Entrance hall 4.36m x 1.93m (14.3ft x 6.3ft)

Living room 4.82m x 4.59m (15.8ft x 15.1ft)

Kitchen 5m x 2.67m (16.4ft x 8.8ft)

Dining room 3.41m x 2.67m (11.2ft x 8.8ft)

Cloakroom 1.67m x 1.08m (5.5ft x 3.5ft)

Landing 3.7m x 2.38m (12.1ft x 7.8ft)

Bedroom one 4.65m x 3.14m (15.3ft x 10.3ft)

Ensuite 2.06m x 1.49m (6.8ft x 4.9ft)

Bedroom two 4.08m x 2.56m (13.4ft x 8.4ft)

Ensuite 1.89m x 1.53m (6.2ft x 5ft)

Bedroom three 3.92m x 2.66m (12.9ft x 8.7ft)

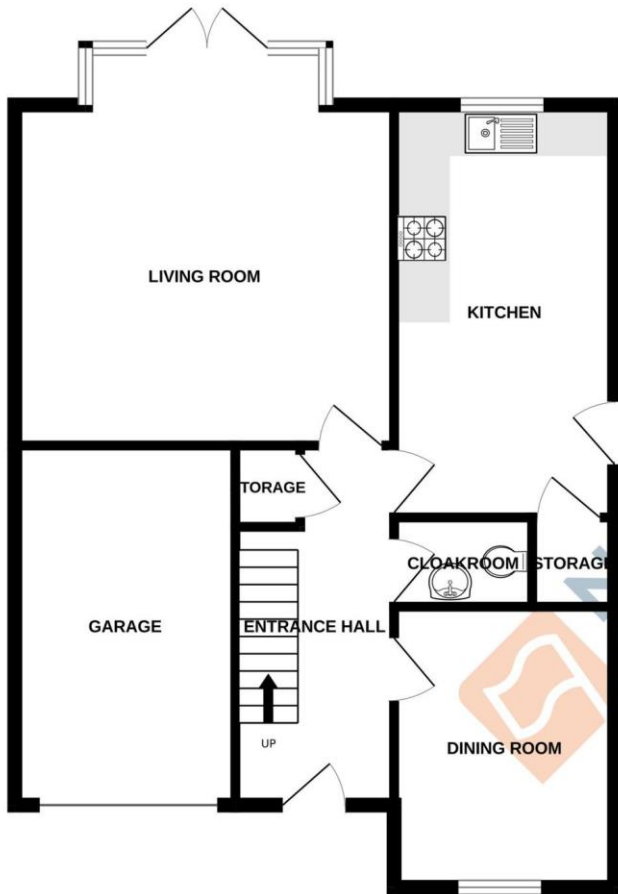
Bedroom four 3.73m x 2.71m (12.2ft x 8.9ft)

Bathroom 2.49m x 1.89m (8.2ft x 6.2ft)

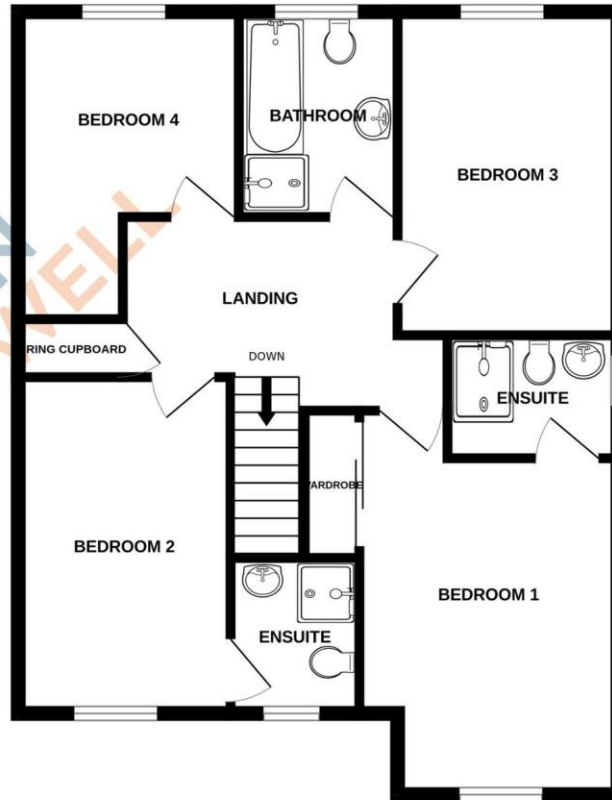




GROUND FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 1409 sq.ft. (130.9 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		87
(69-80)	C	78	
(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:  
Council Tax Band: D

**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.