



43 Barrowfield Drive, Stamford, PE9 3DB

 **NEWTON FALLOWELL**



Key Features

- Modern townhouse
- Three double bedrooms
- Two bathrooms and downstairs cloakroom
- Modern kitchen breakfast room
- Spacious living room
- South facing rear garden
- Allocated off road parking for two vehicles
- EPC Rating B
- Freehold

Guide Price £325,000 - £350,000





Lovely three bedroom three storey town house in a prime location of Stamford, close to Malcolm Sargent's School and easy access to the A1. The property boasts a spacious living room, modern kitchen, two modern bathrooms, three double bedrooms, enclosed rear garden, and off road parking for two vehicles.

The property is arranged over three floors, entering via the entrance hall with stairs leading to the first floor and storage underneath. The entrance hall connects the kitchen breakfast room, cloakroom and living room. The kitchen breakfast room hosts an array of units, integrated appliances and space for a small table and chairs. The living room features French doors which lead onto the patio. To the first floor, the landing connects two well balanced double bedrooms and the family three piece bathroom. Bedroom two has built in wardrobes. To the second and final floor is bedroom one, a generous double bedroom with built in wardrobes and its own three piece en-suite with walk in shower.



Outside to the front an inset footpath leads to the front door accompanied by a shrubbery border. There is off road parking for two vehicles opposite the property. The rear garden benefits from a patio seating area and lawn all enclosed and south facing.



Entrance hall narrowing 2.11m

Cloakroom 1.85m x 1.04m (6'1" x 3'5")

Kitchen breakfast room narrowing 2.57m

Living room 4.78m x 3.63m (15'8" x 11'11")

Landing 4.85m x 2.13m (15'11" x 7'0")

Bedroom two 4.78m x 3.35m (15'8" x 11'0")

Bedroom three 2.87m x 2.54m (9'5" x 8'4")

Bathroom 2.54m x 1.88m (8'4" x 6'2")

Bedroom one 6.20m x 4.78m (20'4" x 15'8")

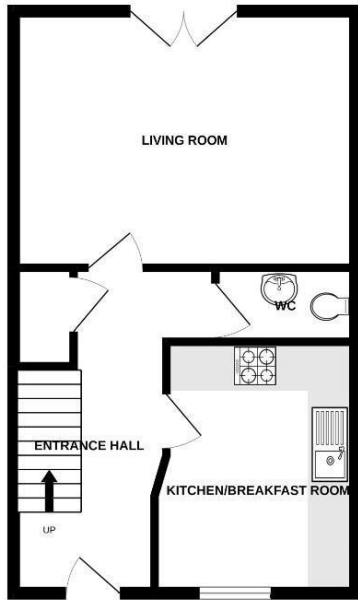
En-suite 2.24m x 1.40m (7'4" x 4'7")

Agent note

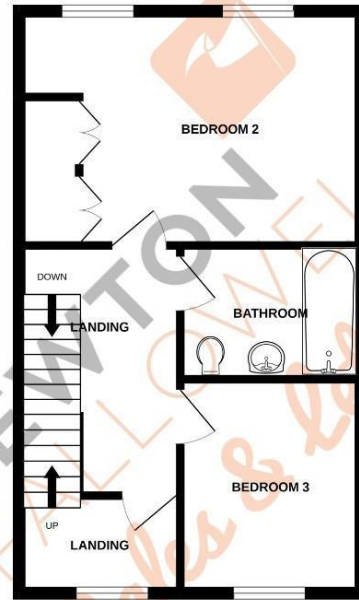
There is a service charge for the area of £172.77pa through Encore Estates



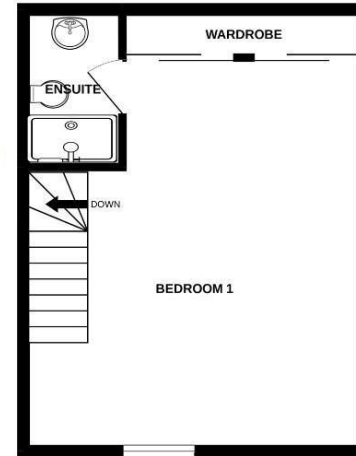
GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (109.0 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.
Made with Metropix ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		96
	(81-91) B	86	
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

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

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.