



10 Burton Walk, Stamford, PE9 3DE

 **NEWTON FALLOWELL**



3 2 2

## Key Features

- Three bedroom detached
- Light and airy living room
- Modern kitchen diner
- Downstairs cloakroom
- Two bathrooms
- Three well balanced bedrooms
- Driveway for two vehicles
- Enclosed rear garden
- EPC Rating B
- Freehold

£395,000





Exquisite three-bedroom detached family residence ideally situated in the sought-after location of Stamford, in close proximity to local amenities and reputable schools. The property boasts a private rear garden, a driveway providing convenient off-road parking, a luminous and spacious living room, a contemporary open-plan kitchen-diner, a downstairs cloakroom, and two additional modern bathrooms.

Spanning two floors, the entrance is through a welcoming hall featuring a handy storage cupboard, a two-piece cloakroom, and a staircase leading to the upper level. The entrance hall facilitates seamless connectivity between the living room and the kitchen-diner. The living room is bathed in natural light, offering generous living space and access to the patio through French doors. The open-plan kitchen-diner accommodates a dining table and showcases modern units with integrated appliances.

Ascending to the first floor, the landing links two well-proportioned double bedrooms, an additional single bedroom, and a family three-piece bathroom. Bedroom one features an exclusive three-piece ensuite with a walk-in shower.



Externally, the front of the property is adorned with an inset footpath leading to the front door, complemented by mature borders. The rear garden features a patio seating area with lush lawn and fully enclosed/private. Enjoy picturesque views from the front green space, creating a serene and welcoming ambiance for the discerning homeowner.





Entrance hall 5.08m x 2.14m (16'8" x 7'0")

Cloakroom 1.86m x 0.98m (6'1" x 3'2")

Living room 5.08m x 3.01m (16'8" x 9'11")

Kitchen diner 5.08m x 2.94m (16'8" x 9'7")

Landing 3.31m x 2.14m (10'11" x 7'0")



Bedroom one 3.80m x 3.07m (12'6" x 10'1")

Ensuite 3.07m x 1.19m (10'1" x 3'11")

Bedroom two 2.95m x 2.85m (9'8" x 9'5")

Bedroom three 2.95m x 2.15m (9'8" x 7'1")

Bathroom 2.12m x 1.67m (7'0" x 5'6")



Agent Note 0.00m x 0.00m (0'0" x 0'0")  
There is a service charge for the area of  
£172.77pa through Encore Estates





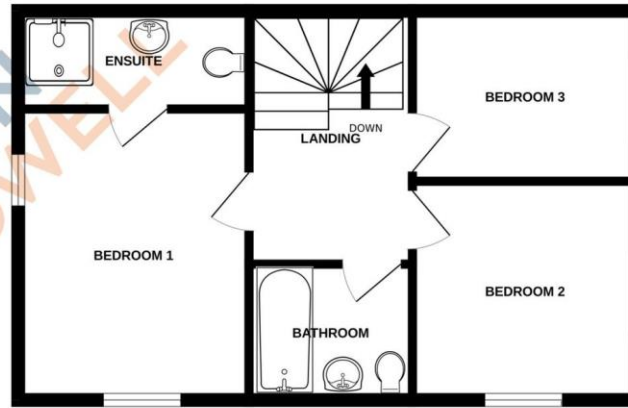




GROUND FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.1 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		95
(81-91)	B	84	
(69-80)	C		
(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: 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.