



32 Adelaide Street, Stamford, PE9 2EN

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Ideal town centre location
- Extended and renovated to a high standard
- Three well balanced bedrooms
- Extended open plan kitchen diner
- Spacious living room with feature wood burner
- Modern three piece shower room
- Landscaped rear garden with gazebo
- Ample off road parking
- EPC Rating B
- Freehold

Guide Price £600,000





Extended and renovated to a high level is this lovely three bedroom detached family home, situated in a prime location of Stamford only a moments' walk to the town centre. The property has undergone a complete transformation with an extended open plan kitchen diner, spacious living room with wood burner, modern three piece shower room, landscaped garden with gazebo, single garage with new fibre glass roof and owned solar panels on the roof.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor and access to the kitchen diner. On entering the kitchen diner, you are greeted by a generous open plan space fitted with an array of modern units, integrated appliances, a spacious larder, and a large island in the centre. An opening from the kitchen diner leads into the light and airy living room with charming wood burner. Completing downstairs is a separate rear hall which connects the downstairs cloakroom. To the first floor, the landing connects two well balanced double bedrooms, a further single bedroom, and the family three piece modern shower room which is fully tiled. Bedroom one benefits from built in wardrobes offering extra storage.

Outside to the front is a block paved driveway and gravel section offering ample off road parking for up to four vehicles and creates access to the single garage with up and over door. Gated access to the side of the property leads to the private landscaped rear garden which features a patio seating area with glass panelling border. A slope from the patio leads to the well maintained lawn area with borders and a lovely crown pavilion gazebo with electric heating and lights.





Entrance hall 3.68m x 1.81m (12'1" x 5'11")

Kitchen diner 7.40m x 6.46m (24'4" x 21'2")

Living room 3.74m x 3.66m (12'4" x 12'0")

Rear hall 1.84m x 0.88m (6'0" x 2'11")

Cloakroom 1.22m x 0.87m (4'0" x 2'11")

Landing 2.26m x 2.17m (7'5" x 7'1")

Bedroom one 3.89m x 3.33m (12'10" x 10'11")

Bedroom two 3.33m x 3.32m (10'11" x 10'11")

Bedroom three 2.88m x 2.26m (9'5" x 7'5")

Shower room 2.89m x 2.02m (9'6" x 6'7")

Garage 5.00m x 2.50m (16'5" x 8'2")

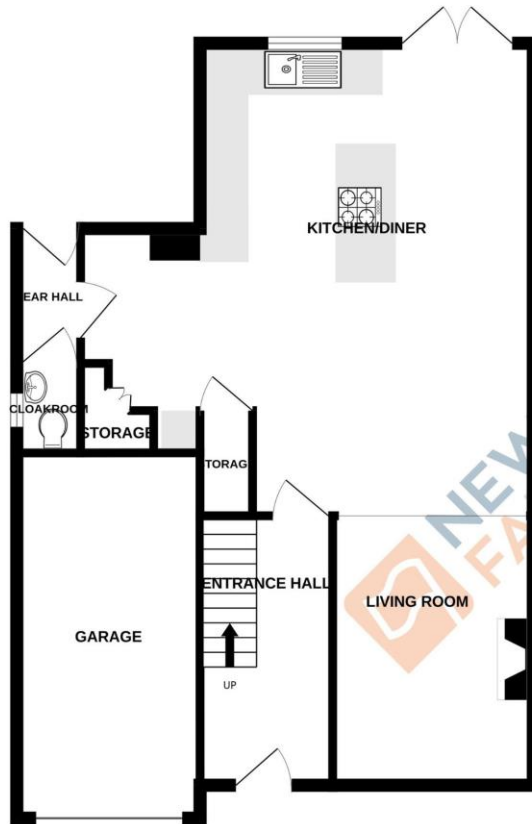
Agent Note

The solar panels are owned and are approximately 2 years old.





GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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 Metreplex 6/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	88
(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.