



2 Northfields Court, Stamford, PE9 1RA

 **NEWTON FALLOWELL**

5 3 3

Key Features

- Central Stamford near Recreation Ground
- Double garage, ample off road parking and EV charging point
- No onward chain
- Views over Stamford School's sports fields
- Five well balanced bedrooms
- Spacious light and airy living room
- Potential for two home offices
- Open plan kitchen diner with family room
- Three bathrooms and downstairs cloakroom
- Useful utility room
- EPC Rating C
- Freehold

£775,000





**** CENTRAL STAMFORD **** This five-bedroom property is in an exceptional location and offers a perfect blend of comfort and convenience. The home is arranged over three floors boasting four spacious double bedrooms, and offers contemporary design with a light and airy living room. Timeless views over Stamford School Sports fields and proximity to Stamford's Tennis club and leisure centre make this a perfect family home and investment property.

As you step inside the entrance hall offers great flow connecting the family room, kitchen diner, cloakroom and study. The open-plan L-shaped kitchen diner/family room is a highlight, providing a versatile space for everyday living and social gatherings. The modern kitchen is equipped with an array of units and integrated appliances. A well-appointed study and convenient utility room complete the downstairs layout, adding to the home's functionality. To the first floor the landing connects the living room, two bedrooms and the family three piece bathroom. The spacious living room offers a welcoming atmosphere, perfect for entertaining guests or enjoying family time. Both bedrooms on this floor are doubles, with bedroom one enjoying built in wardrobes and its own en suite. To the second and final floor connects two further double bedrooms, a further single bedroom and a three piece shower room.



Beyond the walls of the property lies an equally impressive exterior. The double garage and ample off-road parking, addressing the practical needs of a busy household. The enclosed rear garden is a tranquil retreat, featuring a decking area, lawn and borders that enhance the outdoor living experience.



Entrance hall 4.36m x 2.50m (14'4" x 8'2")

Cloakroom 1.83m x 0.89m (6'0" x 2'11")

Family room 4.00m x 3.48m (13'1" x 11'5")

Kitchen diner 8.32m x 3.26m (27'4" x 10'8")

Utility room 2.16m x 1.79m (7'1" x 5'11")

Study 2.77m x 2.17m (9'1" x 7'1")

Landing 5.74m x 2.51m (18'10" x 8'2")

Bedroom one 5.31m x 3.57m (17'5" x 11'8")

Ensuite 2.36m x 1.84m (7'8" x 6'0")

Bedroom two 5.06m x 3.01m (16'7" x 9'11")

Living room 4.17m x 5.06m (13'8" x 16'7")

Bathroom 2.91m x 1.86m (9'6" x 6'1")

Second landing 3.42m x 0.87m (11'2" x 2'11")

Bedroom three 4.37m x 2.89m (14'4" x 9'6")

Bedroom four 4.37m x 4.10m (14'4" x 13'6")

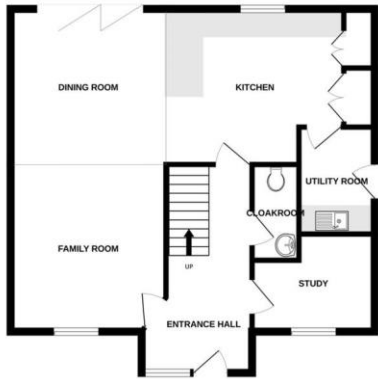
Bedroom five 2.53m x 2.25m (8'4" x 7'5")

Shower room 2.50m x 1.77m (8'2" x 5'10")

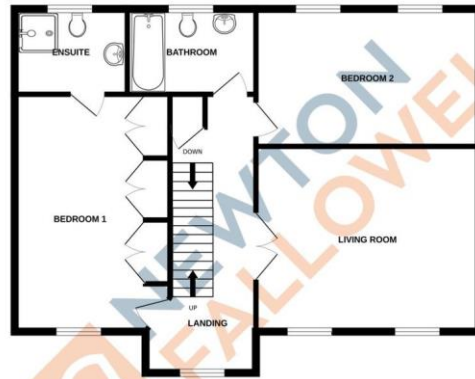




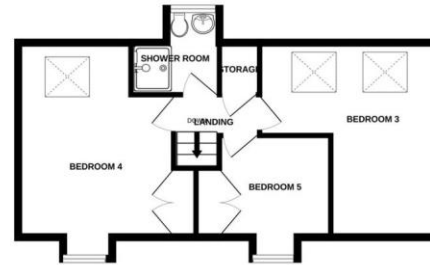
GROUND FLOOR
666 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
843 sq.ft. (78.3 sq.m.) approx.



2ND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1978 sq.ft. (183.8 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			
(69-80) C		T2	T9
(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: F

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.