



15 Clapton Close, Stamford, PE9 2DD

 **NEWTON FALLOWELL**

4 1 3

Key Features

- Four bedroom detached
- Four double bedrooms
- Two bathrooms and downstairs cloakroom
- Light and airy living room
- Large kitchen diner
- Conservatory
- New Harvey water softener
- West facing private garden
- Driveway and single garage
- EPC Rating B
- Freehold

£465,000 – Offers in Excess of





Spacious four bedroom detached home tucked away on a quiet cul de sac of a Stamford. This lovely home offers a light and airy living room, large kitchen diner, two bathrooms with downstairs cloakroom, new water softener, four double bedrooms, conservatory, west facing rear garden, driveway, and single garage.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor. To one side of the property is the large living room with French doors which open into the conservatory. To the opposite side of the property is the spacious kitchen diner which features an array of units and integrated appliances. The current owners have half the room used as a separate family room showing the potential of space. Completing downstairs is an inner hallway with storage and cloakroom. To the first floor, the landing connects four well proportioned bedrooms and the family three piece bathroom. Bedroom one benefits from triple built in wardrobes and its own three piece en suite.

Outside to the front an inset footpath leads to the front door accompanied by a border. A driveway for two vehicles is located to the side and creates access to the single garage. Gated access to the side of the property leads into the enclosed sun trap rear garden with a patio seating area, lawn with various borders and a gazebo.





Entrance hall 2.03m x 1.45m (6'8" x 4'10")

Living room 5.46m x 3.48m (17'11" x 11'5")

Inner hall 1.47m x 1.09m (4'10" x 3'7")

Cloakroom 1.65m x 1.02m (5'5" x 3'4")

Kitchen Diner narrowing to 3.00m x narrowing to 3.25

Conservatory 3.61m x 3.23m (11'10" x 10'7")

Landing 3.18m x 3.15m (10'5" x 10'4")

Bedroom one 3.68m x 3.78m (12'1" x 12'5")

Ensuite 2.11m x 1.19m (6'11" x 3'11")

Bedroom two 4.24m x 2.69m (13'11" x 8'10")

Bedroom three narrowing to 2.64m

Bedroom four 2.72m x 2.44m (8'11" x 8'0")

Bathroom 2.11m x 1.70m (6'11" x 5'7")

Garage 5.21m x 2.77m (17'1" x 9'1")

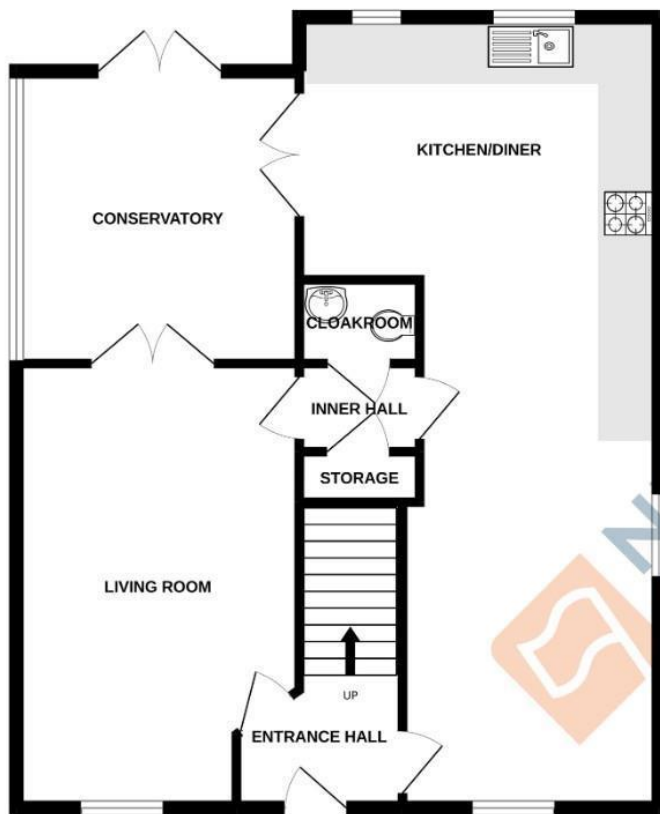
Agent note

Belgravia Block Management manage the road at a cost to residents of £163.350pa





GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1464 sq.ft. (136.0 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(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 & 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.