



66 Banks Crescent, Stamford, PE9 1FJ

 **NEWTON FALLOWELL**

3 2 1

## Key Features

- Three bedroom three storey town house
- Well appointed kitchen breakfast room
- Light and airy lounge
- Two bathrooms and a downstairs cloakroom
- Three well proportioned double bedrooms
- Single garage and driveway
- Enclosed low maintenance rear garden
- EPC Rating C
- Freehold

Offers In Excess Of £310,000





Well presented three bedroom three storey townhouse, situated on a prime position of Stamford, close to local amenities and popular schools. The property benefits from a kitchen breakfast room with integrated appliances, spacious lounge, three double bedrooms, two bathrooms, downstairs cloakroom, garage with parking and an enclosed landscaped garden.

The property is arranged over three floors, entering via the entrance hall with stairs leading to the first floor and a downstairs cloakroom. To one side of the property is the large kitchen breakfast room featuring an array of base and eye level units with integrated appliances. Completing downstairs is the light and airy lounge benefiting from a built in storage cupboard and French doors leading out onto the patio. To the first floor, the landing connects two well proportioned double bedrooms, both feature built in wardrobes and a family size three piece bathroom. To the second and final floor is the large master bedroom with built in wardrobes and a three piece en suite.



Outside to the front is an inset footpath leading to the front door and a border full of flowers. Access round the side of the property leads to the single garage and off road parking. The rear garden is low maintenance featuring a patio seating area, artificial lawn and a further timber decking area.



Entrance hall 4.83m x 1.93m (15'10" x 6'4")

Cloakroom 1.85m x 0.84m (6'1" x 2'10")

Kitchen breakfast room 4.83m x 2.44m (15'10" x 8'0")

Living room 4.47m x 3.30m (14'8" x 10'10")



Landing 2.95m x 1.93m (9'8" x 6'4")

Bedroom two 4.47m x 3.30m (14'8" x 10'10")

Bedroom three 3.61m x 2.36m (11'10" x 7'8")

Bathroom 2.03m x 1.88m (6'8" x 6'2")

Bedroom one 4.42m x 4.47m (14'6" x 14'8")

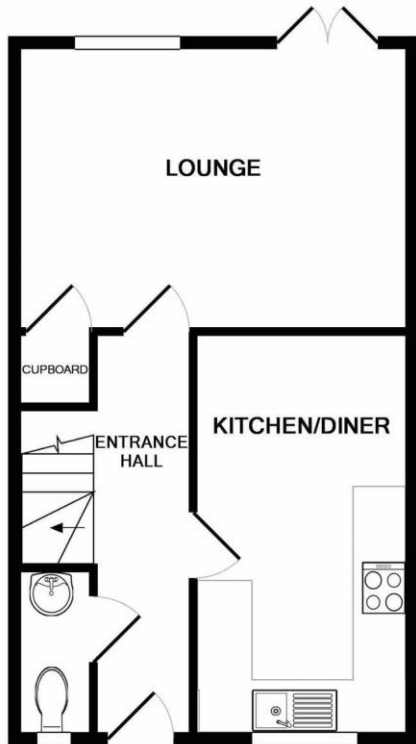


Ensuite 2.64m x 2.57m (8'8" x 8'5")

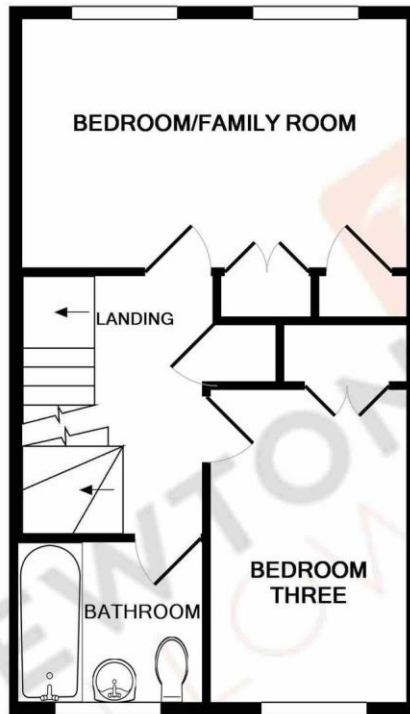
Agent Note

Planning permission – S22/1931 single storey rear extension

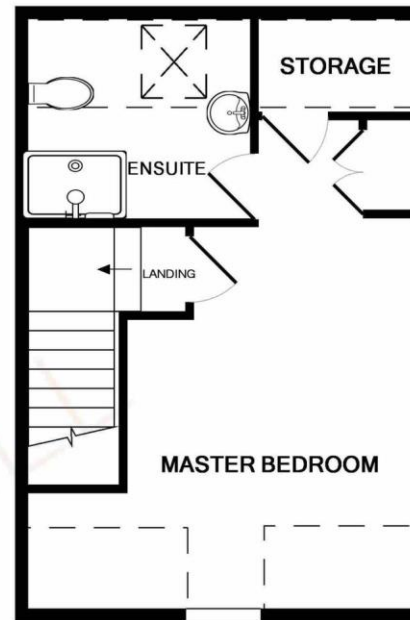




GROUND FLOOR  
APPROX. FLOOR  
AREA 389 SQ.FT.  
(36.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 389 SQ.FT.  
(36.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 336 SQ.FT.  
(31.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1113 SQ.FT. (103.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		89
(81-91)	B		
(69-80)	C	78	
(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: 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.