



16 Bluebell Road, Stamford, PE9 4BX

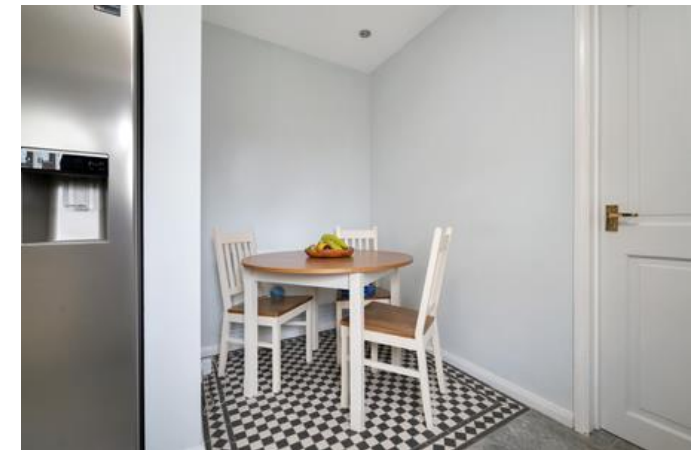
 **NEWTON FALLOWELL**

4 2 3

Key Features

- Substantial four bedroom detached home
- Extended garden room
- Converted family room
- Extended storage to the side
- Mature rear garden
- Modern kitchen with separate utility
- Two bathrooms and downstairs cloakroom
- Ample off road parking
- EPC Rating D
- Freehold

Guide Price £400,000 - £415,000





Substantial four bedroom detached tucked away at the end of a quiet cul de sac of Stamford. This lovely home has been extended and features a large living room, lovely garden room, converted garage come family room, modern kitchen breakfast with separate utility room, two bathrooms with downstairs cloakroom, four well balanced bedrooms, ample off road parking and mature rear garden.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor and a downstairs cloakroom. The entrance hall offers great flow downstairs connecting the living room, kitchen breakfast room and the family room. The large living room is flooded with natural light and has ample space for sofas and a dining table. Through patio doors in the living room, you enter the extended garden room with warm roof. The kitchen features an array of modern units, integrated appliances, space for a breakfast table and a separate utility room. Completing downstairs is the converted family room which offers a versatile living space. To the first floor, the landing connects three well balanced double bedrooms, a further single bedroom, and the family three piece bathroom. Bedroom one features a built in wardrobe and its own three piece en suite with walk in shower.



Outside to the front is a gravelled driveway offering ample off road parking for at least four vehicles. An extension to the side of the property has created a large storage area. The rear garden features a patio seating area and lawn with mature borders.



Entrance hall 4.49m x 2.10m (14'8" x 6'11")

Cloakroom 1.67m x 0.78m (5'6" x 2'7")

Living room Narrowing to 3.13

Garden room 4.22m x 2.98m (13'10" x 9'10")

Kitchen breakfast room 4.18m x 2.91m (13'8" x 9'6")



Utility 2.28m x 1.29m (7'6" x 4'2")

Family room 4.13m x 2.74m (13'6" x 9'0")

Landing 2.03m x 1.71m (6'8" x 5'7")

Bedroom one 4.51m x 3.01m (14'10" x 9'11")



Ensuite 1.98m x 1.68m (6'6" x 5'6")

Bedroom two Narrowing to 3.04

Bedroom three 3.70m x 2.61m (12'1" x 8'7")

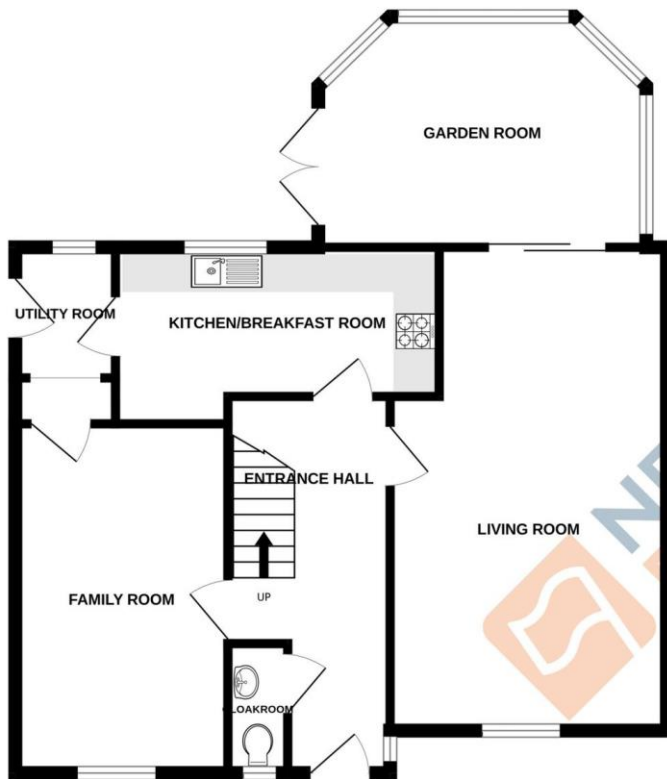
Bedroom four Narrowing to 1.70

Bathroom 2.33m x 1.70m (7'7" x 5'7")

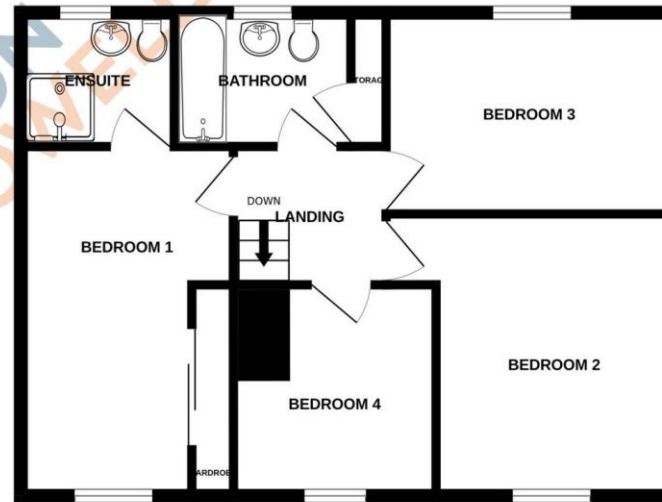




GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.6 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		78
(55-68)	D	65	
(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.