



60 Drift Avenue, Stamford, PE9 1UY

 **NEWTON FALLOWELL**

2 1 1

Key Features

- Two bedroom semidetached
- Spacious L shaped lounge
- Modern kitchen with integrated cooker
- Three piece family bathroom
- Enclosed rear garden
- Driveway providing parking for two vehicles
- Quiet cul-de-sac location
- EPC Rating B
- Freehold

£269,950





Two bedroom semidetached property situated on a quiet cul-de-sac of Stamford, close to local amenities and within walking distance to the town centre. Benefitting from a light and airy living room, two well balanced bedrooms, three piece bathroom, enclosed rear garden and driveway.

This two bedroom property is arranged over two floors, greeted via a large entrance hall with cloakroom, stairs leading to the first floor and a handy storage cupboard underneath. To one side is the modern kitchen with a wealth of units and integrated cooker. Completing downstairs is the spacious lounge featured as an L shaped room with lovely skylights and French doors. To the first floor the landing connects a double bedroom and a decent size single, plus a three piece family bathroom.

Outside to the front, a block paved drive creates parking for two vehicles, and to the side is a gated access into the rear garden. The rear garden is split between a lawn and patio seating area, all fully enclosed and private.



Entrance hall 4.85m x 2.11m (15'11" x 6'11")

Cloakroom 1.70m x 0.89m (5'7" x 2'11")

Kitchen 3.86m x 1.85m (12'8" x 6'1")

Lounge diner 5.54m x 3.38m (18'2" x 11'1")

Landing 2.03m x 1.02m (6'8" x 3'4")

Bedroom one 4.11m x 3.45m (13'6" x 11'4")

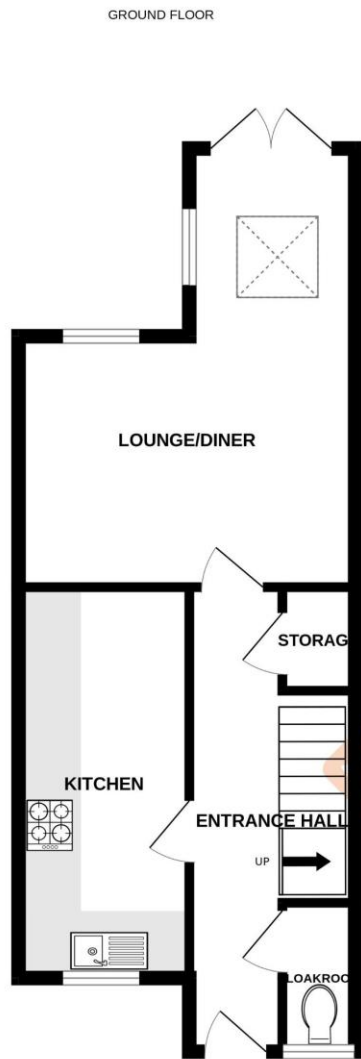
Bedroom two 3.12m x 2.44m (10'2" x 8'0")

Bathroom 1.96m x 1.91m (6'5" x 6'4")

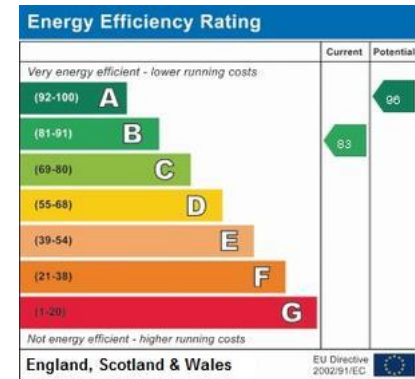
Agent Note

Access down the side of the driveway leads to neighbour's rear garden.





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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COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
Council Tax Band: B

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.