



1 Woodbridge Mews, Stamford, PE9 1FB

 **NEWTON FALLOWELL**

4 4 2

## Key Features

- Centrally Located Modern End Town House
- Three / Four Bedrooms (Three Double)
- Spacious Living Kitchen with Integrated Appliances
- Home Office / Bedroom Four
- Four Bathrooms (Two Shower Rooms)
- First Floor Sitting Room with Views towards Town Centre
- Private Gated Development
- Two Parking Spaces
- EPC Rating B
- Freehold

£599,950





Set in this exclusive secure gated development sits this modern End Town House boasting a spacious interior arranged over three floors including, an open plan living kitchen with integrated appliances, home office/fourth bedroom, a ground floor shower room, first floor sitting room, three further bedrooms (all en-suite), a private south facing courtyard garden and two designated parking spaces.

The property is approached off Radcliffe Road, through secure electric gates in to the small development of modern stone townhouses. The property is set on the end of a terrace of three properties with dedicated parking for two vehicles within the block paved front and side courtyard.



On entering the home, you'll be greeted by a spacious, light and airy hallway, fitted with oak flooring and boasting a ground floor shower room. This leads to the office/bedroom four, stairs rising to all floors and twin oak doors leading to the living kitchen family room. The office/bedroom four is set at the front of the property with oak flooring and a useful cupboard store. The kitchen offers a spacious living/dining/entertaining area with one side a contemporary fitted kitchen with centralised island. There are a range of integrated appliances, ceramic tiled flooring and glazed twin doors leading out to the private rear garden. To the first floor, you will find the sitting room enjoying dual aspects towards the two centre and views of church spires which has air conditioning fitted, bedroom three which also offers an ensuite bathroom. To the second floor, there are two further double bedrooms including the main bedroom with air conditioning and both benefiting from an ensuite bathroom/shower room and host fitted wardrobes.



Outside the rear of the property is a private south facing garden which has been laid to block paving for ease of maintenance and is fully enclosed by timber panelled facing. There is gated access to the side leading out to one of the parking spaces and an electric charging point to the front.

Entrance hall 5.21m x 1.34m (17'1" x 4'5")

Bedroom four/Office 3.36m x 2.61m (11'0" x 8'7")

Shower room 2.11m x 1.33m (6'11" x 4'5")

Kitchen diner 4.80m x 4.12m (15'8" x 13'6")

First floor landing 2.03m x 1.11m (6'8" x 3'7")

Living room 4.80m x 4.13m (15'8" x 13'6")

Bedroom three 4.80m x 3.10m (15'8" x 10'2")

Ensuite 1.83m x 1.65m (6'0" x 5'5")

Second floor landing 2.03m x 0.98m (6'8" x 3'2")

Bedroom one 4.81m x 4.16m (15'10" x 13'7")

Ensuite 2.01m x 1.95m (6'7" x 6'5")

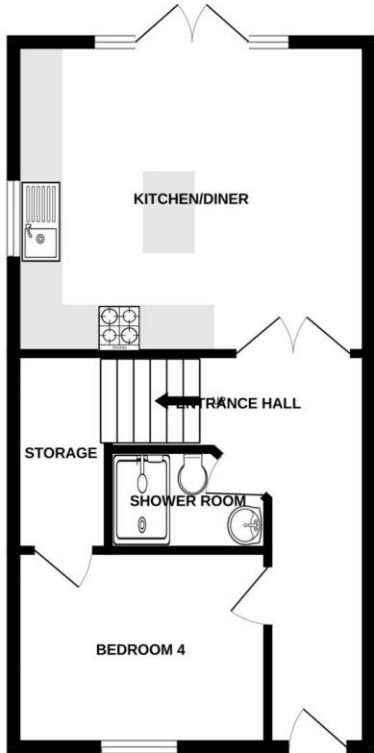
Bedroom two 4.81m x 3.08m (15'10" x 10'1")

Ensuite 2.75m x 1.26m (9'0" x 4'1")

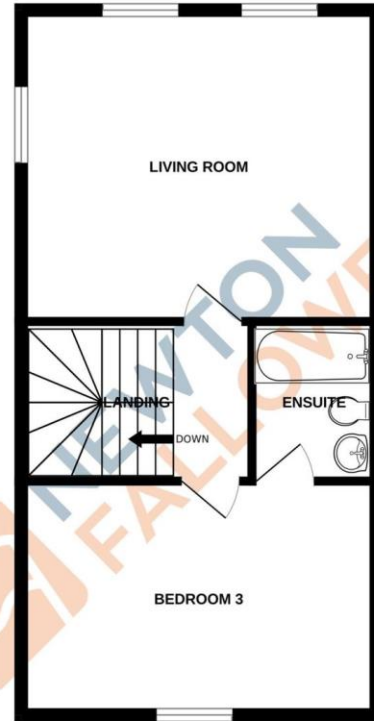
Agent note 0.00m x 0.00m (0'0" x 0'0")

There is a management company (Anvil Mews Management Company) setup by the residents of the development for the maintenance of the communal areas, gates and health & safety insurance. The vendor has advised the cost for this is annually paid at £450.00.

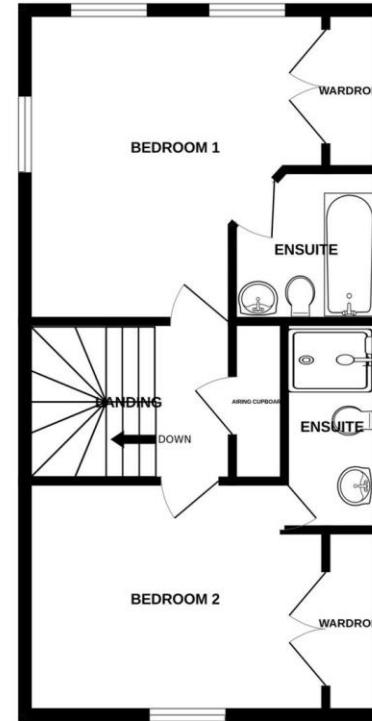
GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



2ND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1414 sq.ft. (131.3 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		93
(81-91)	B	85	
(69-80)	C		
(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: E

**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.