



41 Bramble Grove, Stamford, PE9 4BL

 **NEWTON FALLOWELL**



Key Features

- Ideal First Time Buy or Investment
- Modern Two Bedroom Terrace
- Popular Casterton Heights Development
- Modern Fitted Bathroom
- Lounge & Kitchen Diner
- Enclosed Rear Garden with Shed
- Two Allocated Parking Spaces
- Potential for NO CHAIN
- EPC Rating D
- Freehold

£219,950





Set in the popular Casterton Heights development is this well presented TWO BEDROOM modern terraced home boasting; a light and airy living room, a breakfast kitchen, a modern fitted bathroom, private rear garden and TWO allocated parking spaces.

On entering the home, you'll be greeted by the entrance porch which offers an open flow into the living room. Here there is the stairs to the first floor with useful cupboard storage beneath, a large window to the front and door to the kitchen. On entering the kitchen breakfast room there are a range of fitted units to both wall and base level with an integrated oven, hob and extractor, plumbing for a washing machine and space for an upright fridge freezer. To one end of the room is ample space for a table & chairs for dining, and the rear door leading out to the garden. To the first floor there are two bedrooms and a modern fitted shower room with double sized shower cubicle.

Outside the property, the front has been landscaped for ease of maintenance with inset gravel and to one side, there are two dedicated parking spaces for the home. To the rear of the property is a private garden, being fully enclosed by timber panel fencing. There is a patio seating area, an expanse of lawn and to the lower garden, a useful timber shed.

Living room 3.99m x 3.90m (13'1" x 12'10")

Kitchen diner 3.98m x 2.39m (13'1" x 7'10")

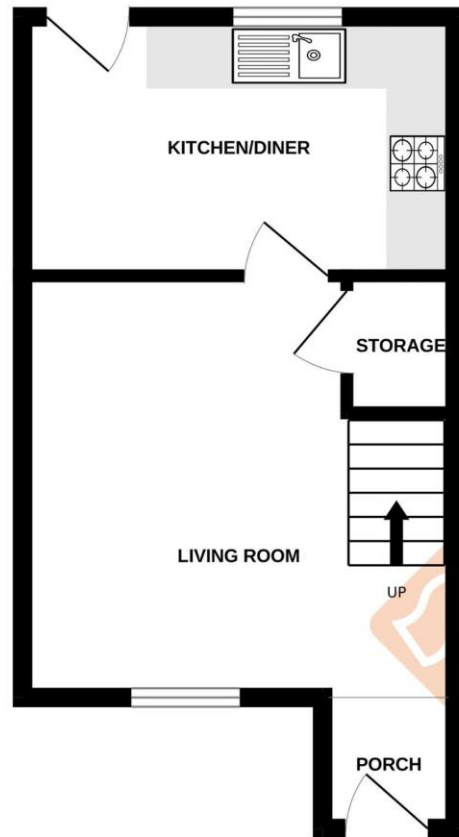
Bedroom one 3.00m x 2.95m (9'10" x 9'8")

Bedroom two 3.37m x 2.00m (11'1" x 6'7")

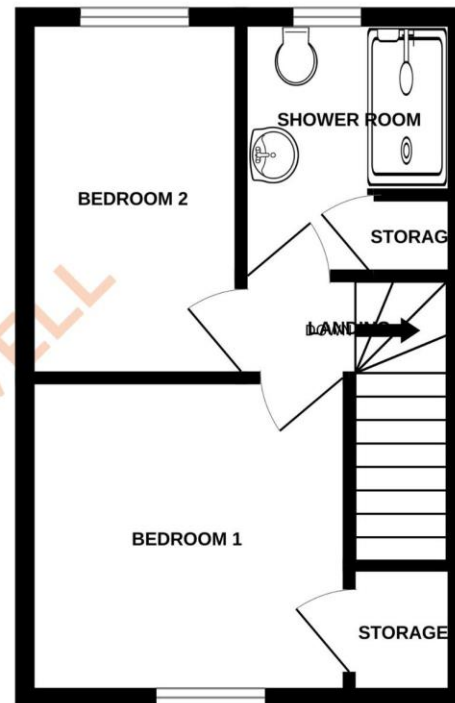
Shower room 2.46m x 1.85m (8'1" x 6'1")

Porch 1.23m x 1.21m (4'0" x 4'0")

GROUND FLOOR
286 sq.ft. (26.6 sq.m.) approx.



1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



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TOTAL FLOOR AREA : 556 sq.ft. (51.7 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
<i>Very energy efficient - lower running costs:</i>			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.