



17 Lindsey Road, Uffington, Stamford, PE9 4SH

 **NEWTON FALLOWELL**

5 2 4

Key Features

- Deceptively Spacious & Extended Family Home
- Five Well Proportioned Bedrooms
- Three Reception Room
- Landscaped Rear Garden
- Solid Wood Fitted Kitchen
- Ample Parking for 2-3 Cars & Garage
- Highly Regarded Village with Pub
- Well Presented Throughout
- EPC Rating D
- Freehold

£549,950





What a Tardis! Set in the highly popular village of Uffington is this superb family home offering a deceptively spacious interior having been extended by the current owners to create FIVE BEDROOMS, a family bathroom and further separate shower room, an additional first floor office/hobby room, Living room, dining room, large family room, a fitted kitchen with separate utility room, private landscaped rear garden, ample parking for 2-3 cars and a single garage.

On entering the home, the hallway offers two useful storage cupboards, a refitted ground floor WC with traditional 'crapper' sanitary ware, the stairs to the first floor and doors to the living room and kitchen. The living room is set to the front of the property with a large box bay window and central fireplace which offers the potential of fitting an open fire/wood burner. The kitchen has been fitted with a range of natural oak units with surface areas, a range of integrated appliances and overlooks the rear garden. From here is access to both the dining room and extended family room. The dining room is currently used as a music room with inset patio doors leading out to the rear garden, whilst to the opposite side of the kitchen, the extended family room, which could be opened into the kitchen (STNBR) provides an ideal area for the family to relax or dine. Inset doors lead out to the rear garden and a door to the utility room. Here there are further units and plumbing for the washing machine and an integral door to the garage. To the first floor there are five bedrooms, some with an array of fitted furniture, a modern fitted family bathroom with under floor heating, further three piece shower room and a hobby room/home office.



Outside the property, there are lawned and landscaped gardens with the front offering driveway parking meeting the single integral garage. Gated access leads to the rear garden which has been landscaped into three main areas, the first being a patio terraced seating area leading onto a lawned garden with inset shrubs which meets a timber pergola and terrace. There is also a useful timber summer house set to one corner of the garden.



Entrance hall 4.04m x 1.81m (13'4" x 5'11")

WC 1.81m x 0.94m (5'11" x 3'1")

Living room 3.87m x 4.35m (12'8" x 14'4")

Kitchen 3.58m x 2.55m (11'8" x 8'5")

Family room 3.60m x 3.10m (11'10" x 10'2")

Dining room 5.28m x 3.21m (17'4" x 10'6")

Utility room 3.31m x 2.00m (10'11" x 6'7")

Landing 3.44m x 3.18m (11'4" x 10'5")

Bedroom one 3.91m x 3.40m (12'10" x 11'2")

Bedroom two 3.40m x 3.32m (11'2" x 10'11")

Bedroom three 3.36m x 3.20m (11'0" x 10'6")

Bedroom four 3.20m x 2.55m (10'6" x 8'5")

Bedroom five 2.27m x 1.97m (7'5" x 6'6")

Office 2.30m x 2.24m (7'6" x 7'4")

Shower room 2.20m x 1.48m (7'2" x 4'11")

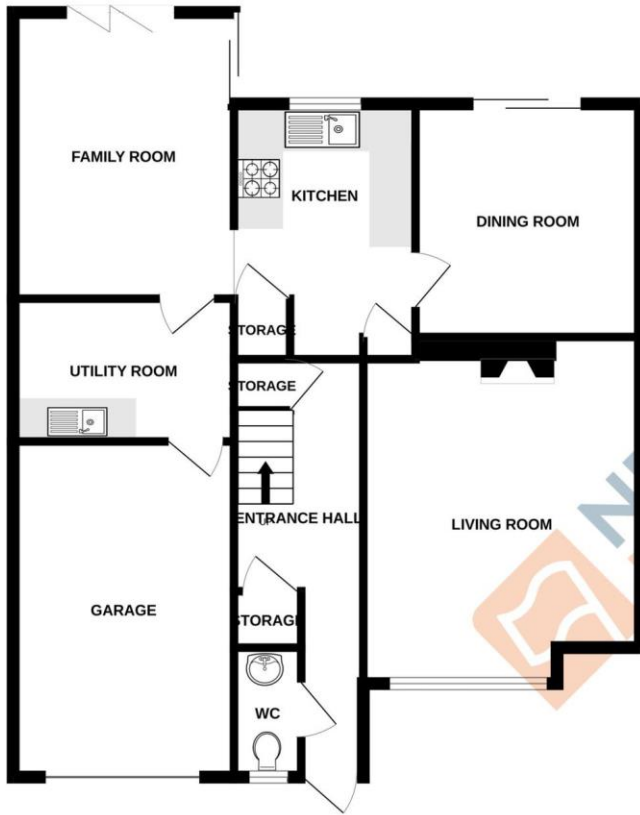
Bathroom 2.28m x 1.67m (7'6" x 5'6")

Garage 4.69m x 3.40m (15'5" x 11'2")

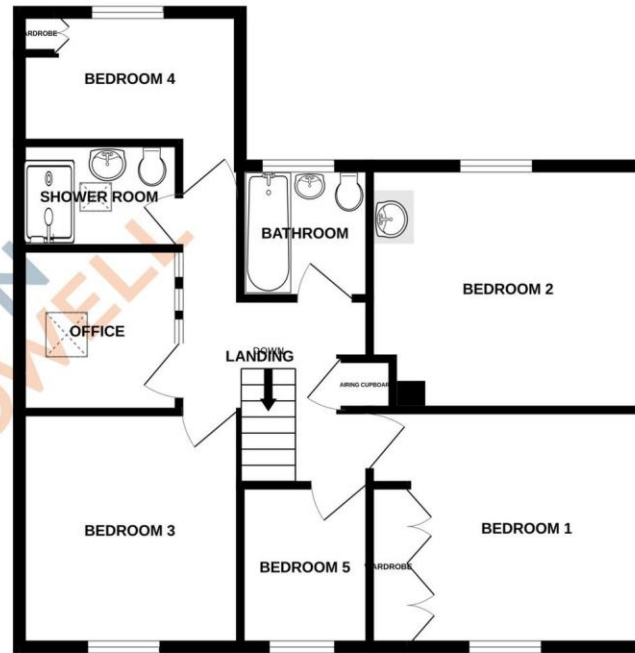




GROUND FLOOR
864 sq.ft. (80.2 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA: 1571 sq.ft. (146.0 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 | | 82 |
| (69-80) | C | | |
| (55-68) | D | 80 | |
| (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.