



49 East Street, Stamford, PE9 1QD

 **NEWTON FALLOWELL**



Key Features

- Central Stamford Terraced Home
- Two Double Bedrooms
- Extended Lounge/Diner
- Modern Fitted Kitchen Breakfast Room
- Main Bedroom with Walk Out Balcony
- Low Maintenance Rear Garden
- Useful Loft Space with boarding, power & Skylights
- Owned Solar Panels & Electric Heating
- EPC Rating D
- Freehold

Offers in excess of £225,000





An extended and well presented TWO BEDROOM terraced home set in the the heart of Stamford offering; a generous kitchen/diner, an extended lounge/diner, main bedroom with fitted wardrobes and BALCONY OVERLOOKING THE TOWN, a modern fitted shower room, a private courtyard garden and owned SOLAR PANELS.

The property has been well maintained and updated by the current owner to include the extension works. On entering the home from East Street, you'll be greeted by the spacious kitchen diner offering a wealth of fitted units and some integrated appliances. There is a useful storage space beneath the stairs and a door to the lounge/diner. This room is set to the rear of the property and has been extended to provide either a substantial living room or dual purpose for dining. A door leads to the rear hallway where there is a stable door to the rear courtyard garden and stairs rising to the first floor. To the first floor, there are two well proportioned bedrooms, with the main bedroom offering fitted wardrobes and a stable door leading out to the SOUTH FACING roof terrace/balcony which enjoys views towards the town. The shower room has been refitted with a three piece suite including a corner sey shower cubicle.



Kitchen breakfast room 3.32m x 3.23m (10'11" x 10'7")

Lounge diner 5.06m x 3.25m (16'7" x 10'8")

Rear hall 3.35m x 0.85m (11'0" x 2'10")

Landing 1.90m x 0.81m (6'2" x 2'8")

Bedroom one 3.13m x 3.25m (10'4" x 10'8")

Roof terrace 3.46m x 2.39m (11'5" x 7'10")

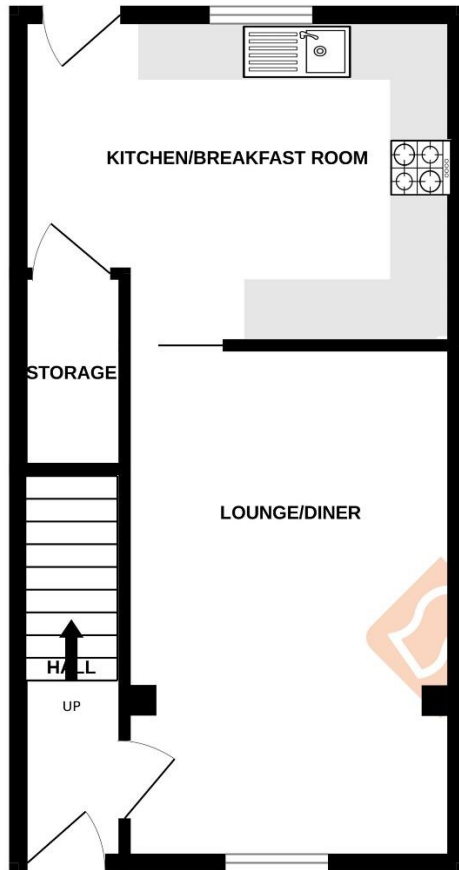
Bedroom two 2.91m x 2.23m (9'6" x 7'4")

Shower room 1.86m x 1.52m (6'1" x 5'0")

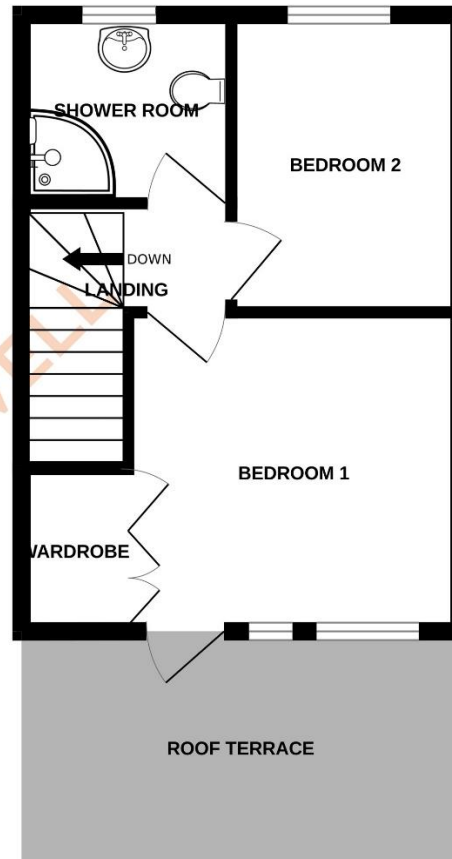
Outside the property, there is a small frontage which has been laid to hard standing, ideal for placing potted plants or a window box beneath the kitchen window. To the rear of the property is a two tiered garden which has been laid to terrace for ease of maintenance which enjoys a south facing aspect and gated pedestrian access out to Elm Street, only 5 minutes walk from Stamford High Street.

Entrance hall 1.64m x 1.01m (5'5" x 3'4")

GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
278 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 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		
(81-91)	B		87
(69-80)	C		
(55-68)	D	83	
(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: 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.