



42 Torkington Gardens, Stamford, PE9 2EW

 **NEWTON FALLOWELL**

3 2 1

Key Features

- Centrally Located Modern Property
- Three Bedrooms & Two Bathrooms
- Modern Fitted Kitchen Diner
- Generous Living Room
- Overlooking Communal Gardens
- No Onward Chain
- Designated Parking Area
- 3 Minutes Walk to Waitrose
- EPC Rating D
- Freehold

£395,000





A well presented three bedroom end of terrace home situated in the heart of Stamford, close to Waitrose and within a five minute walk to town centre. The property boasts off road parking for one vehicle, a modern kitchen diner, large lounge, three piece bathroom and stunning views over Stamford.

The property is arranged over two floors, entering via the entrance hall to the rear with a modern fitted downstairs cloakroom and a handy under stairs cupboard. To one side of the property is the light and airy kitchen diner featuring an array of modern fitted base and eye level units, integrated appliances and tiled flooring. Completing downstairs is the large well presented living room with feature fireplace and a lovely bay window overlooking the communal grounds. To the first floor, the landing connects to three well proportioned bedrooms, and a modern fitted three piece bathroom. The master bedroom also features its own shower and basin.



Outside to the front is a patio seating area which is a lovely sun trap and leads on to the communal grounds which are maintained by the management company. The area of planting nearest the front door offers an area which can be self maintained and planted currently with a wealth of shrubs and flowers.

Entrance hall 2.44m x 1.88m (8'0" x 6'2")

Cloakroom 2.06m x 0.84m (6'10" x 2'10")

Kitchen diner 4.42m x 3.15m (14'6" x 10'4")

Living room 6.45m x 3.05m (21'2" x 10'0")

Landing 4.06m x 2.16m (13'4" x 7'1")

Bedroom one 4.01m x 3.28m (13'2" x 10'10")

Ensuite 2.11m x 0.79m (6'11" x 2'7")

Bedroom two 3.28m x 2.24m (10'10" x 7'4")

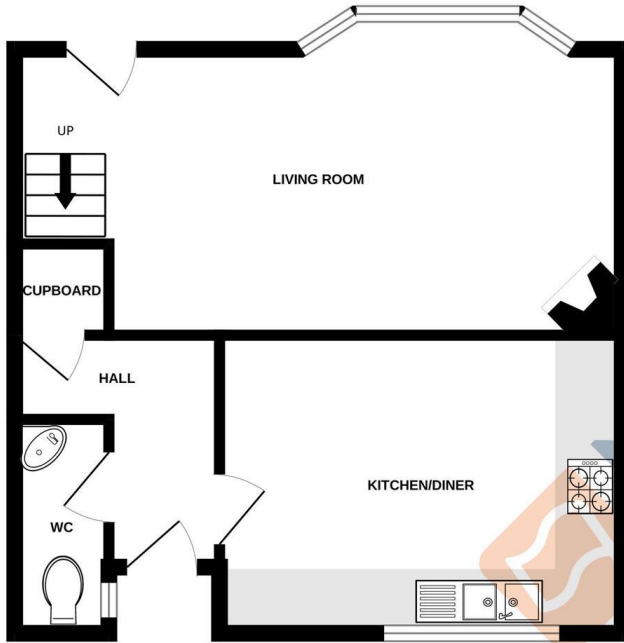
Bedroom three 3.10m x 2.24m (10'2" x 7'4")

Bathroom 2.18m x 1.70m (7'2" x 5'7")

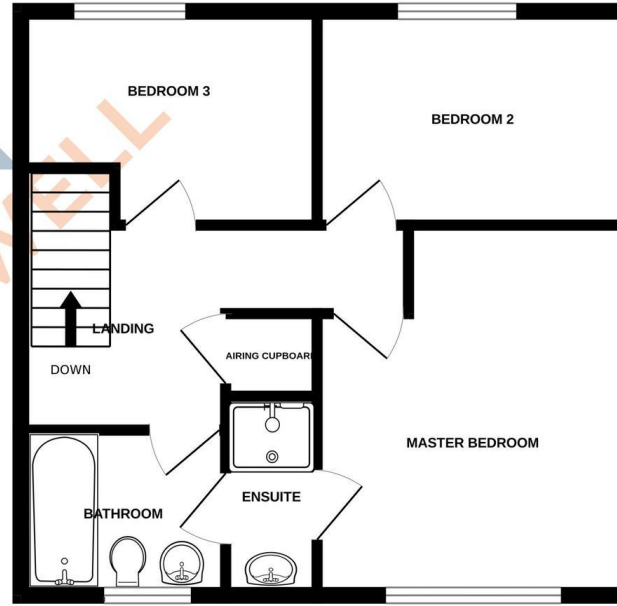
Management Company 0.00m x 0.00m (0'0" x 0'0")

There is a management company in place for the maintenance of the communal grounds which holds an annual charge of £400 PA.

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 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	65	
(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.