



19 Rockingham Road, Stamford, PE9 2UT

 **NEWTON FALLOWELL**

3 1 2

## Key Features

- Extended Semi-Detached Home
- Three Bedrooms & Shower Room
- Refitted 'John Lewis' Kitchen
- Lounge & Separate Dining Room
- Mature Gardens front & Rear
- Driveway & Detached Single Garage
- Popular Location, Close to Schools
- No Onward Chain
- EPC Rating C
- Freehold

Offers over £300,000





A well presented and extended THREE BEDROOM semi-detached family home set in this popular location close to schools and amenities. The property has been extended to the rear to create a further reception room, allowing for the kitchen to be expanded and refitted with high quality 'John Lewis' kitchen. There are lovely gardens front and rear, driveway parking and a detached single garage. NO ONWARD CHAIN!

On entering the home, the hallway offers useful cloak storage, the stairs to the first floor and a door to the living room. Here, the bright and airy room has been tastefully presented with oak flooring and a decorative fireplace. A door leads through to the expanded kitchen which has been fitted with a range of high quality units to both wall and base level with composite surface areas and a range of integrated appliances. There is a useful under stairs store/pantry, a side door to the driveway and an open arch leading to the extended dining room. From here, there are double doors leading out to the patio seating area within the rear garden. To the first floor there are three bedrooms, the principal bedroom offering fitted furniture and there is a modern fitted shower room.

Outside the property is approached by a driveway providing off street parking leading to one side of the property and meeting a detached single garage. The remaining frontage is laid to lawn and set behind a dwarf brick walling with mature shrub planted borders. The rear garden enjoys a high degree of privacy and is mainly laid to lawn with an upper patio terrace seating area, a useful shed and side gated access to the front.

Entrance hall 1.85m x 1.62m (6'1" x 5'4")

Living room 4.32m x 3.82m (14'2" x 12'6")

Kitchen 5.26m x 2.4m (17'4" x 7'11")

Dining room 3.82m x 2.67m (12'6" x 8'10")

Landing 2.94m x 1.51m (9'7" x 5'0")

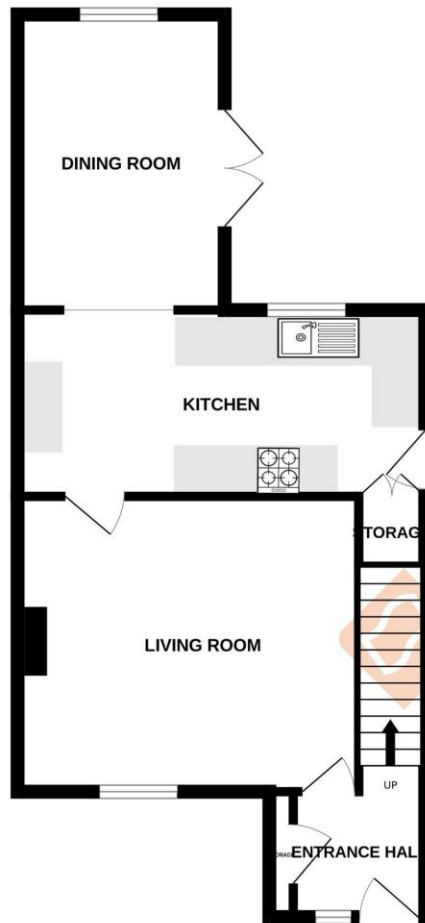
Bedroom one 3.1m x 3.32m (10'2" x 10'11")

Bedroom two 3.18m x 2.22m (10'5" x 7'4")

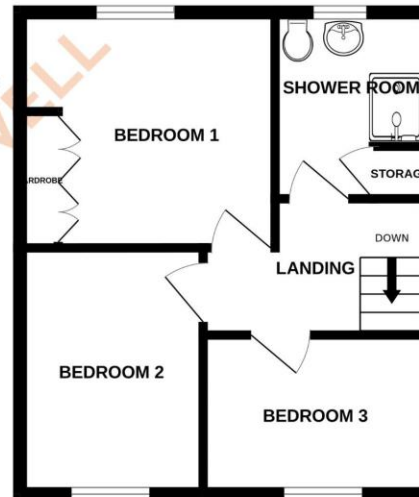
Bedroom three 2.26m x 2.03m (7'5" x 6'8")

Bathroom 2.39m x 1.88m (7'10" x 6'2")

GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.

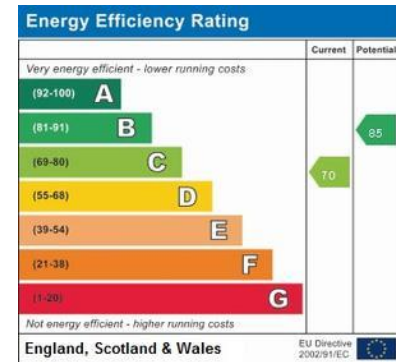


1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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**COUNCIL TAX INFORMATION:**

Local Authority: South Kesteven District Council  
Council Tax Band: C

**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.