



3 Queens Street, Stamford, PE9 1QX

 **NEWTON FALLOWELL**

2 1 2

Key Features

- Central Stamford Period Property
- Two Double Bedrooms
- Modern Fitted Bathroom
- Separate Reception Rooms
- Modern Fitted Kitchen
- Separate Utility Room
- Private Courtyard Garden
- No Onward Chain
- EPC Rating D
- Freehold

Guide Price £290,000 - £300,000





Set within the popular northern side of Stamford only a short walk from the town centre is this well presented period terraced home boasting TWO DOUBLE BEDROOMS and separate reception rooms. The property boasts an entrance hall, a separate living and dining room, a modern fitted kitchen with utility room, a modern fitted first floor bathroom and private courtyard garden.

On entering this delightful home, the hallway offers an original quarry tiled floor with the stairs to the first floor and door to the dining room. Here a generous reception room having been tastefully decorated leads on to the kitchen and living room. The living room is set to the front of the property and hosts a feature fireplace. The kitchen is fitted with a range of modern units and integrated appliances, there is a door to the rear courtyard garden and access to the separate utility room. To the first floor, there are two double bedrooms and a modern fitted family bathroom.

Outside the property there are low maintenance gardens front and rear with the frontage being set behind a low level wall and laid to gravel. To the rear, a terraced courtyard offers a private space for al fresco dining, enjoying a south easterly aspect.



Entrance hall 4.23m x 0.90m (13'11" x 3'0")

Dining room 3.50m x 3.40m (11'6" x 11'2")

Living room 3.98m x 3.29m (13'1" x 10'10")

Kitchen 3.39m x 2.06m (11'1" x 6'10")

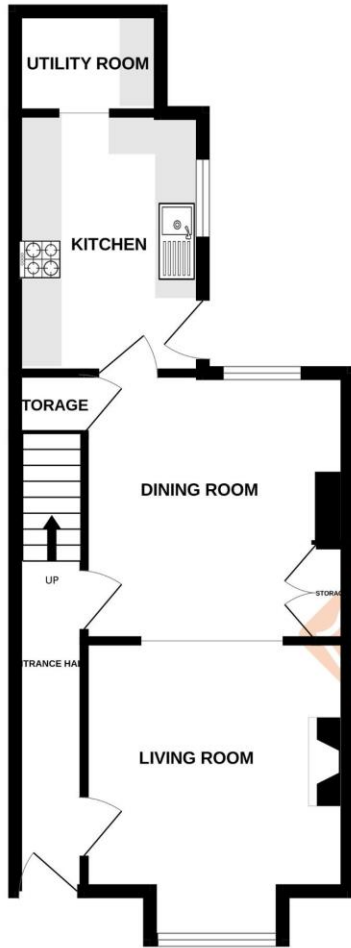
Utility room 1.62m x 1.32m (5'4" x 4'4")

Bedroom one 4.33m x 3.27m (14'2" x 10'8")

Bedroom two 3.38m x 2.61m (11'1" x 8'7")

Bathroom 3.45m x 2.10m (11'4" x 6'11")

GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.

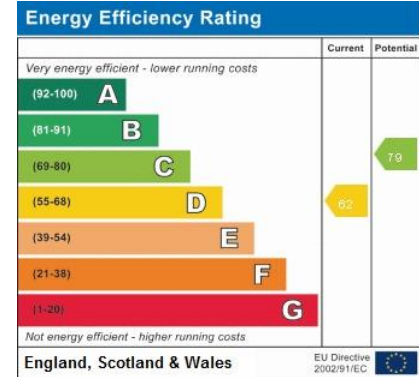


1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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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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.