



81 Queens Walk, Stamford, PE9 2QF

 **NEWTON FALLOWELL**

3 2 3

Key Features

- Highly Sought After Location
- Extended Detached Dormer Bungalow
- Two/Three Bedrooms
- Three/Four Reception Room
- 16 Owned Solar Panels (4Kw)
- Private South Facing Rear Garden
- Ample Parking for 4 Vehicles
- Oversized Garage & Workshop
- EPC Rating C
- Freehold

£550,000





A substantially extended two/three bedroom detached dormer bungalow situated in this highly regarded location only a few minutes walk from the town centre & Waitrose. The property boasts a generous interior with three/four reception rooms, a large kitchen with separate utility room, ample parking for several vehicles, an oversized garage with workshop and a private family sized south facing rear garden. NO ONWARD CHAIN

On approaching the home, you'll be greeted by a generous driveway set behind the boundary brick wall which offers ample parking for several vehicles. To one side of the property is further parking leading to the garage and gated access to the rear garden. On entering the home, there is a generous hallway with useful storage beneath the stairs and the further cloaks cupboard. There are doors leading to the office/third bedroom, the living room, kitchen, dining room and ground floor WC which is fitted with a 2 piece suite and could be extended into the hallway to create a further shower room. The living room has been extended and features an additional Garden Room which looks over the south facing rear garden and has twin doors leading out to the patio terrace seating area. The dining room and office/third bedroom are both set to the front of the property with the dining room flowing through to meet the breakfast kitchen. Here there are a wealth of fitted units and integrated appliances, a generous breakfast bar offers a seating area and there is a door leading to the separate utility room, with further units, a door to the rear garden and the garage. To the first floor there are two double bedrooms, one with a 4 piece en-suite bathroom and the other with a 3 piece shower room and double shower.

To the rear of the property is a private south facing rear garden which is initially approached by a patio seating area running the width of the property with central steps leading to the lawn and a further path to the side leading to ramped garden access. There is a useful timber shed, a good expanse of lawn and mature planted lower border. The property also benefits from 16 owned solar panels.

Entrance hall 7.78m x 1.70m (25'6" x 5'7")

WC 2.50m x 1.38m (8'2" x 4'6")

Office/Bedroom 3.19m x 2.90m (10'6" x 9'6")

Living room 3.51m x 6.95m (11'6" x 22'8")

Garden room 2.97m x 2.91m (9'8" x 9'6")

Dining room 4.29m x 3.64m (14'1" x 11'11")

Kitchen breakfast room 5.96m x 3.63m (19'7" x 11'11")

Utility room 3.17m x 1.47m (10'5" x 4'10")

Landing 1.72m x 0.88m (5'7" x 2'11")

Bedroom one 5.33m x 3.65m (17'6" x 12'0")

Ensuite 3.67m x 2.63m (12'0" x 8'7")

Bedroom two 5.33m x 3.65m (17'6" x 12'0")

Ensuite 3.67m x 2.63m (12'0" x 8'7")

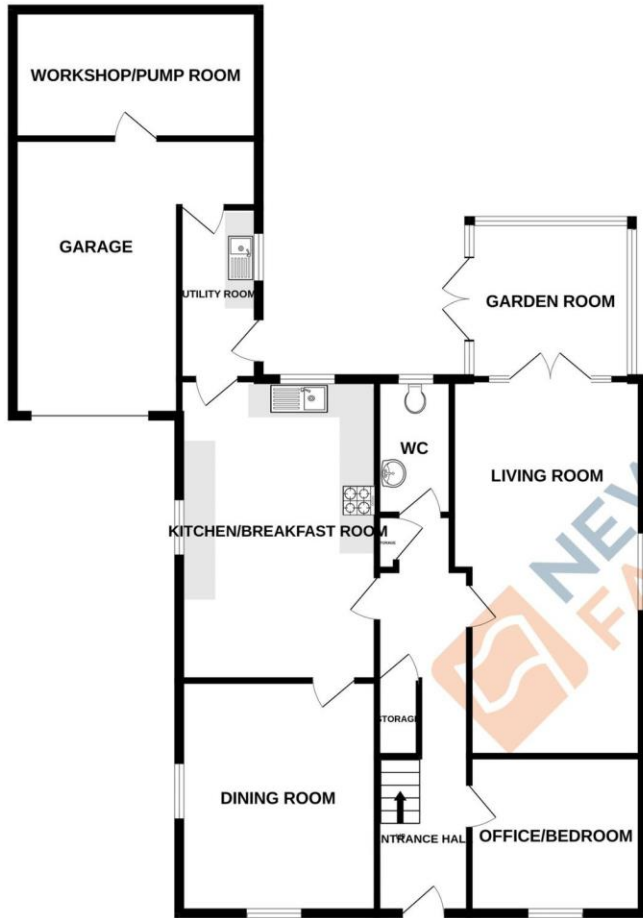
Garage 5.11m x 2.28m (16'10" x 7'6")

Workshop/Pump room 4.53m x 2.38m (14'11" x 7'10")

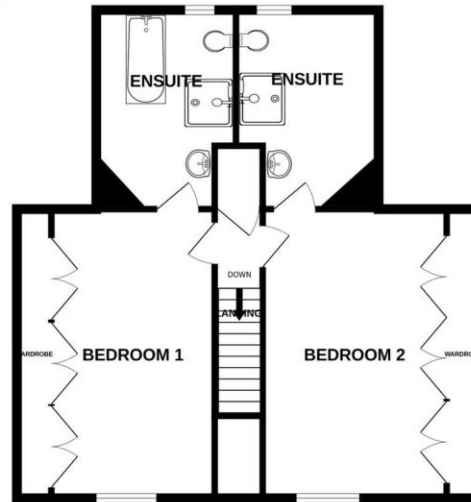
Agent Note

The property is subject to Probate

GROUND FLOOR
1352 sq.ft. (125.6 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 2038 sq.ft. (189.4 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		
(69-80)	C	80	82
(55-68)	D		
(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.