



2a Masterton Close, Stamford, PE9 1SL

 **NEWTON FALLOWELL**



Key Features

- Individually Constructed Detached Bungalow
- Two Bedrooms & Shower Room
- Kitchen Diner with Integrated Appliances
- Owned Solar Panels & Solar Water Heater
- Close to Amenities
- Low Maintenance Gardens
- Detached Single Garage
- No Onward Chain
- EPC Rating C
- Freehold

£269,950





An individually constructed detached TWO BEDROOM bungalow set in this popular location within a short walk from local amenities and Stamford's town centre. The bungalow boasts a fitted kitchen diner with a range of integrated appliances, a living room, modern fitted shower room, a landscaped garden, fully electric heating linked to owned solar panels and solar water heating, and a detached single garage.

On entering the bungalow via the composite front door leads you directly into the kitchen diner. Here there are a range of units fitted to two walls with complimentary surface areas and fitted with a range of appliances to include, a fridge freezer, dish washer, electric oven, ceramic 4-ring hob and chrome extractor hood. There is plumbing for a washing machine (which can remain) and space for a dining table & chairs. Leading out of the kitchen takes you into the central hallway where there are doors to all rooms which have recently had replacement carpets fitted. The living room is light and airy and neutrally decorated with inset double doors leading out to the garden. There are two double bedrooms and a 3 piece white shower room with complimentary tiling and waterproof shower boarding.

Outside the property there is a lovely private garden having been landscaped for ease of maintenance being mainly laid to pea gravel and wraps behind the property for useful bin storage. There is a large timber shed (could be removed on request) and a detached single garage offering OFF STREET PARKING for one vehicle.



Entrance hall 2.36m x 1.04m (7'8" x 3'5")

Kitchen diner 3.33m x 3.81m (10'11" x 12'6")

Living room 3.43m x 4.37m (11'4" x 14'4")

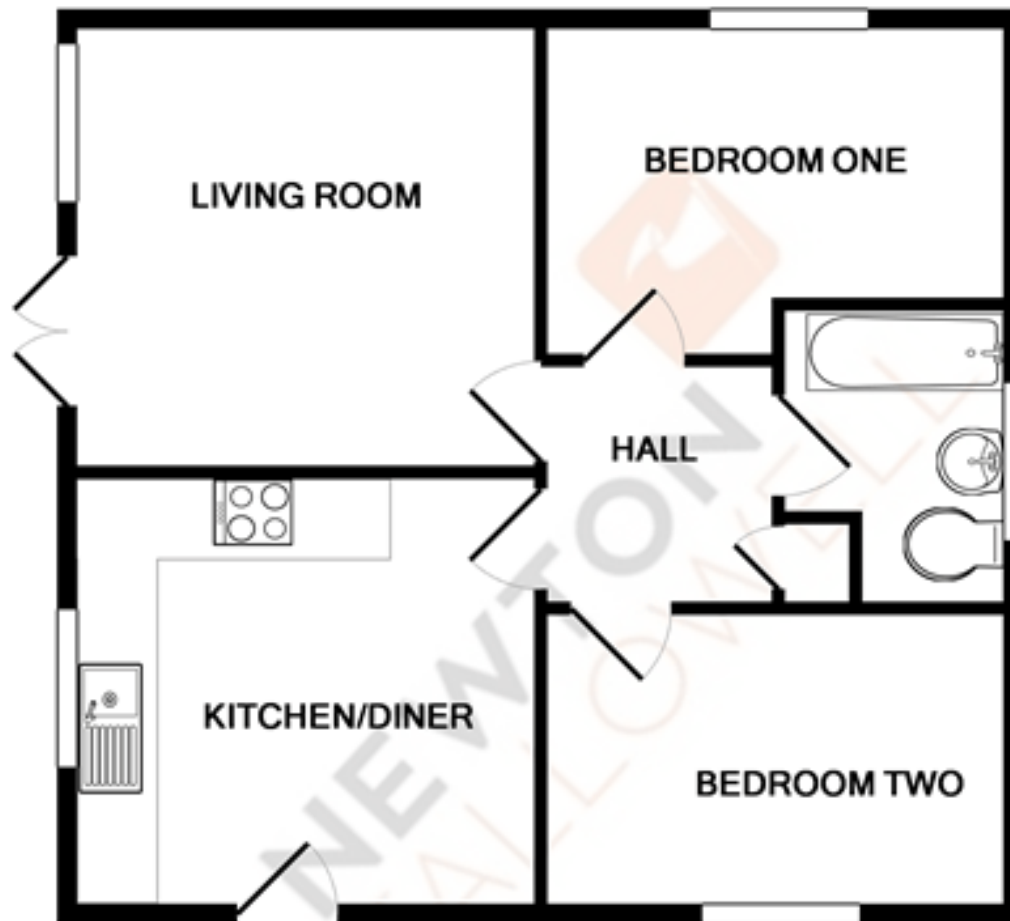
Bedroom one 3.28m x 2.72m (10'10" x 8'11")

Bedroom two 3.28m x 2.72m (10'10" x 8'11")

Bathroom 2.11m x 2.67m (6'11" x 8'10")

Agent Note

The property is being sold subject to probate which was granted 16th May 2024



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.