



1 Masterton Close, Stamford, PE9 1SL

 **NEWTON FALLOWELL**



Key Features

- Immaculate Semi-detached Bungalow
- Popular Location Close to Amenities
- Two Double Bedrooms
- Refitted Kitchen with Integrated Appliances
- Refitted Bathroom
- Spacious Living Room
- Private Rear Garden with Open Aspects
- Driveway & Garage
- EPC Rating D
- Freehold

£249,950





An immaculately presented TWO BEDROOM semi-detached bungalow set in this popular location close to amenities and a short walk to the town centre. The property has been improved throughout to include; a new kitchen hosting integrated appliances, a new bathroom, replacement flooring, neutrally decorated throughout, a spacious living room, a private rear garden, driveway and a single detached garage.

On entering the home you'll be greeted by the light and airy hallway with useful storage cupboards, doors to the bedrooms, bathroom and living room. The living room has a large window to the front of the property, a feature fireplace and ceramic tiled flooring which continues into the kitchen. Here there are a wealth of units having been refitted to include several integrated appliances and space for a range cooker (available on request). The rear door leads out to a covered terrace area where the single garage can be accessed via a personnel door and leads out to the garden. The two bedrooms are both double in size and offer fitted wardrobes. The bathroom has been refitted to offer an immaculate 3 piece suite.



To the front of the property set behind a dwarf brick wall is a small frontage which has been landscaped with gravel for ease of maintenance. Gated access between the garage and property leads to the covered patio area and the remaining rear garden where there is a further patio wrapping to the rear of the garage and meets the remaining garden which is mainly laid to lawn. The garden enjoys a high degree of privacy and backs on to an open green space linked to Blackstones football club.

Entrance hall 4.72m x 2.08m (15'6" x 6'10")

Living room 4.52m x 3.78m (14'10" x 12'5")

Bedroom one 3.45m x 3.30m (11'4" x 10'10")

Bedroom two 3.45m x 2.64m (11'4" x 8'8")

Bathroom 1.98m x 1.65m (6'6" x 5'5")

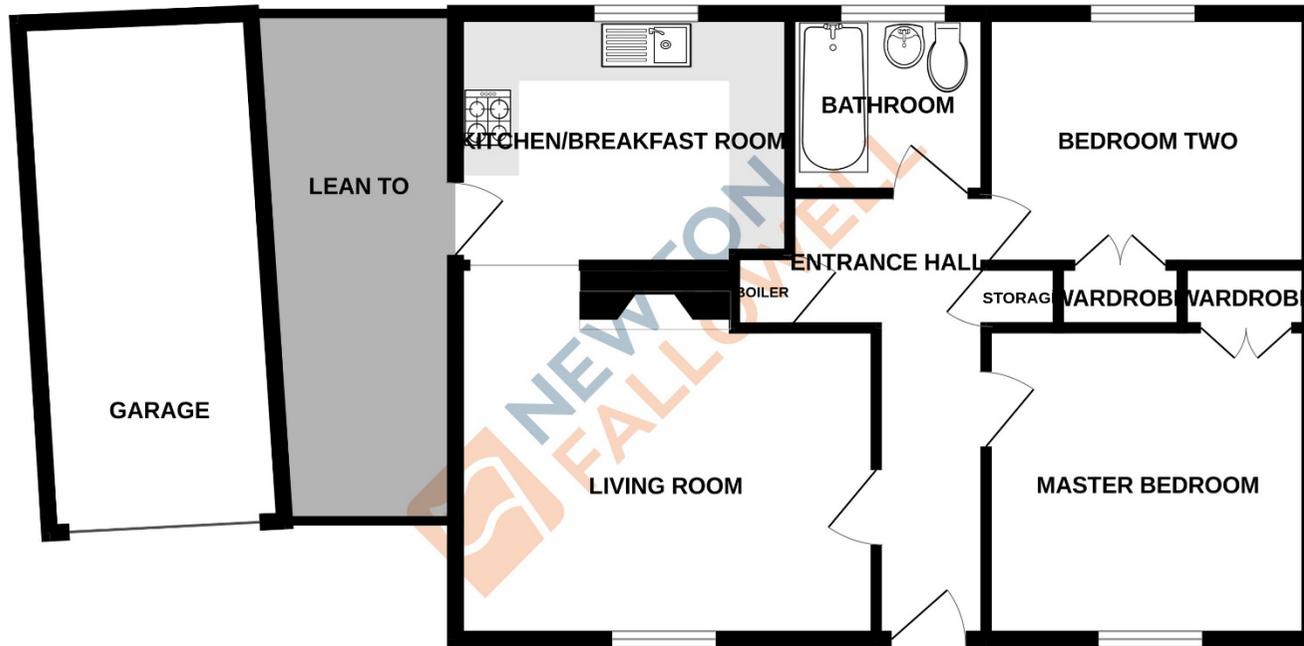
Kitchen 3.61m x 2.84m (11'10" x 9'4")

Garage 6.15m x 2.59m (20'2" x 8'6")

Agent Note

Awaiting the Grant of Probate

GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 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		86
(69-80)	C		
(55-68)	D	57	
(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: 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.