



1 Meadowside Way, Yarwell, Stamford, PE8 6FS

 **NEWTON FALLOWELL**



Key Features

- Detached Park Home
- Popular Development with Facilities
- Overlooking Open Green Space
- Two Double Bedrooms
- Living Room & Kitchen Diner
- Separate Utility Room
- Private Parking Area
- Internal Viewing Essential
- EPC Rating Exempt
- Leasehold

£179,950





Set in the highly popular Yarwell Mill development is this exceptional park home with open aspects over open green space boasting TWO DOUBLE BEDROOMS, a kitchen diner with separate utility room, two bathrooms, a living room with large terraced balcony, private parking and a garden.

The property is immaculately presented throughout this fantastic bungalow alternative. On approaching the home, you'll be stunned by its location with the open aspects over open green space and towards the Old Mill. On entering the home, you'll be greeted by the hallway with useful fitted storage which continues to meet the separate utility area, there are twin glazed doors leading into the kitchen diner and a door to the rear hallway with access to the bedrooms and shower room. The kitchen has been fitted with a range of units to both wall and base level and host a range of integrated appliances. there is ample space for a dining table & six chairs from where a glazed door leads through to the living room. Spanning the full width of the home, the living room offers a generous space with centralised fireplace and glazed twin doors leading out to the raised balcony. To the rear of the property, the hallway offers useful storage cupboards and access to the two double bedrooms and shower room. Both bedrooms offer a range of fitted furniture with the main bedroom having an en-suite shower room.

Outside the property is a raised balcony terrace with views towards the water, the mill and open green space. The balcony runs the full width of the home with stairs accessing from either side of the property. To one side there is a block paved driveway providing parking for 2 cars and a further area of lawn with inset shrubs.

Entrance hall 1.57m x 2.92m (5'2" x 9'7")

Utility 1.57m x 2.99m (5'2" x 9'10")

Kitchen diner 5.78m x 2.46m (19'0" x 8'1")

Living room 5.78m x 3.49m (19'0" x 11'6")

Rear hall 2.16m x 1.83m (7'1" x 6'0")

Bedroom one 3.27m x 2.80m (10'8" x 9'2")

Ensuite 2.24m x 1.87m (7'4" x 6'1")

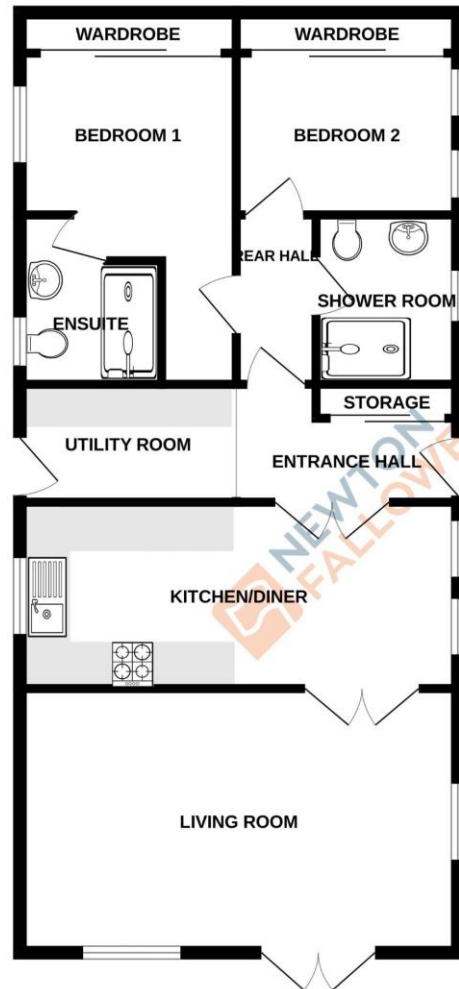
Bedroom two 2.82m x 2.80m (9'4" x 9'2")

Shower room 2.22m x 1.87m (7'4" x 6'1")

Agent Note

Please call the office for leasehold information.

GROUND FLOOR
772 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.8 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: East Northamptonshire
Council Tax Band: A

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.