



2 Meadowside Way, Yarwell, Stamford, PE8 6FS

 **NEWTON FALLOWELL**



## Key Features

- Immaculate Park Home
- Popular Village Development
- Two Bedrooms & Two Shower Rooms
- Living Room & Dining Room
- Kitchen with Integrated Appliances
- Open Aspects to Front
- Private Parking
- Balcony Terrace & Garden Area
- EPC Rating Exempt
- Leasehold

£174,950





A truly stunning TWO DOUBLE BEDROOM park home located in the popular Yarwell Mill development with views over open green space to the front, a spacious living room, a separate dining area, a fitted kitchen with integrated appliances, private parking, a balcony terrace and garden area.



On entering the home via the main door leads you in to an open hallway which flows directly into the dining area. Here the space offers an open aspect to the kitchen, there is a door to the rear hallway and bedrooms and twin doors leading to the living room. The kitchen has been fitted with a range of tasteful units and hosts a range of integrated appliances. The living room runs the full width of the home and has inset double doors leading out to the balcony which overlooks and open green space. To the rear of the property there are two double bedrooms and a shower room. The main bedroom offers a walk in wardrobe which leads on to a private ensuite shower room.



Outside the property has a generous balcony directly overlooking an open green space. There is a driveway providing parking for 1-2 cars and a further garden area with a manicured lawn and inset shrubs.

Entrance hall 3.28m x 1.28m (10'10" x 4'2")

Dining room 2.70m x 2.46m (8'11" x 8'1")

Kitchen 3.91m x 3.69m (12'10" x 12'1")

Living room 5.75m x 3.28m (18'11" x 10'10")

Rear hall 1.90m x 0.97m (6'2" x 3'2")

Bedroom one 2.77m x 2.64m (9'1" x 8'8")

Walk in wardrobe 1.24m x 1.97m (4'1" x 6'6")

Ensuite 1.97m x 1.50m (6'6" x 4'11")

Bedroom two 2.79m x 2.69m (9'2" x 8'10")

Shower room 1.89m x 1.76m (6'2" x 5'10")

#### Agent Note

Please call the office for leasehold information.

GROUND FLOOR  
724 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.2 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.

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