



73 Churchill Road, Stamford, PE9 1JG

 **NEWTON FALLOWELL**



## Key Features

- Two bedroom semi detached bungalow
- Beautifully renovated throughout
- Two double bedrooms
- Three piece modern bathroom
- Open plan lounge/kitchen
- Driveway providing ample off road parking
- Enclosed rear garden
- No Onward Chain
- EPC Rating D
- Freehold

£245,000





Two bedroom semi detached bungalow which has been beautifully renovated throughout, situated in a popular residential area of Stamford within walking distance of local amenities. The bungalow offers a new air source heat pump central heating system, a full rewire, an open plan lounge/kitchen, two double bedrooms (both with study space), conservatory, three piece modern bathroom and an enclosed rear garden.

Porch/ Utility 3.05m x 1.91m (10'0" x 6'4")

Entrance hall 4.06m x 0.94m (13'4" x 3'1")

Bedroom one 3.38m x 4.95m (11'1" x 16'2")

Study/Dressing room 2.41m x 2.13m (7'11" x 7'0")

Bedroom two 2.74m x 2.41m (9'0" x 7'11")

Bathroom 2.41m x 2.06m (7'11" x 6'10")

Lounge/Kitchen 5.89m x 3.45m (19'4" x 11'4")

Conservatory 4.29m x 1.93m (14'1" x 6'4")

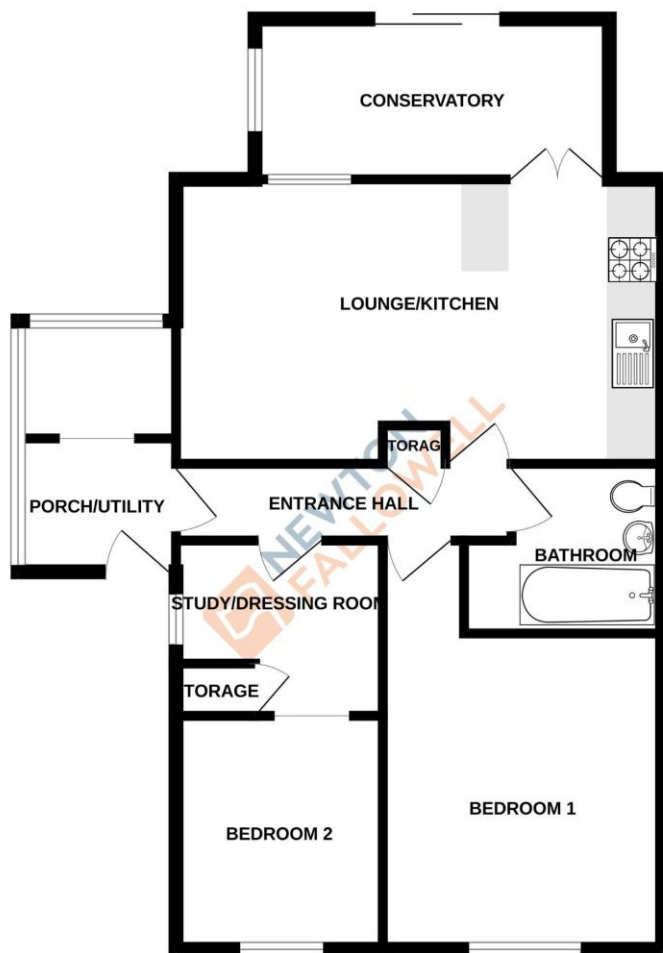


Entering via a side porch/utility room which internally leads through to an entrance hall with handy storage cupboard. To one side of the property is a study/dressing room, leading to a double bedroom, plus another spacious double bedroom and a three piece bathroom. To the other side of the bungalow is an open plan lounge/kitchen which is fitted with a wealth of modern units, integrated appliances and French doors leading to a light & airy conservatory.



Outside to the front there is a large driveway with further gravelled area to provide ample off road parking. Access to the side of the bungalow leads to the rear garden which is mainly lawn with an array of trees, shrubbery and flowers.

GROUND FLOOR  
743 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.1 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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.