



42 Rutland Road, Stamford, PE9 1UP

 **NEWTON FALLOWELL**



## Key Features

- Mature Terraced Home
- Popular Location
- Two Double Bedrooms (scope to make in to 3)
- Lounge and Conservatory
- Modern Fitted Kitchen
- Modern Fitted Shower Room
- Enclosed Rear Garden & Scope for Parking
- No Onward Chain
- EPC Rating D
- Freehold

£249,950





Offered to the market with NO ONWARD CHAIN is this mature two bedroom terraced home set in this delightful tree lined street offering a well balanced interior and scope to create three bedrooms. The property offers an entrance hall, lounge, useful ground floor WC, a modern fitted kitchen, conservatory, a modern fitted shower room, a private rear garden and enclosed frontage with scope to create off street parking.

On entering the home, you'll be greeted by the hallway with stairs to the first floor and a door to the living room. Here the large window allows for a bright and airy feel to the room which leads on to a rear hallway where there is a useful storage cupboard, a ground floor WC and door to the kitchen and conservatory. The kitchen offers a range of modern fitted units with integrated appliances. The conservatory enjoys views over the rear garden with an inset set of twin doors leading to the patio area. To the first floor there are two double bedrooms with the main bedroom offering scope to be spilt creating a third bedroom, and there is a modern fitted shower room with useful storage.

Outside the property, the front garden is enclosed by low level brick walling with inset mature scrubs to the borders. A shared pathway with the neighbouring property leads to gated pedestrian access to the front and rear gardens. The remaining frontage is mainly laid to lawn and subject to planning, offers scope to create off street parking. To the rear of the property is a mature garden with patio seating area, an expanse of lawn, a useful timber shed and further patio to the lower garden set beneath a pergola.

Entrance hall 1.36m x 1.04m (4'6" x 3'5")

Living room 4.54m x 3.35m (14'11" x 11'0")

Rear hall 2.79m x 0.81m (9'2" x 2'8")

Kitchen 3.60m x 2.60m (11'10" x 8'6")

WC 1.49m x 0.83m (4'11" x 2'8")

Conservatory 3.46m x 2.84m (11'5" x 9'4")

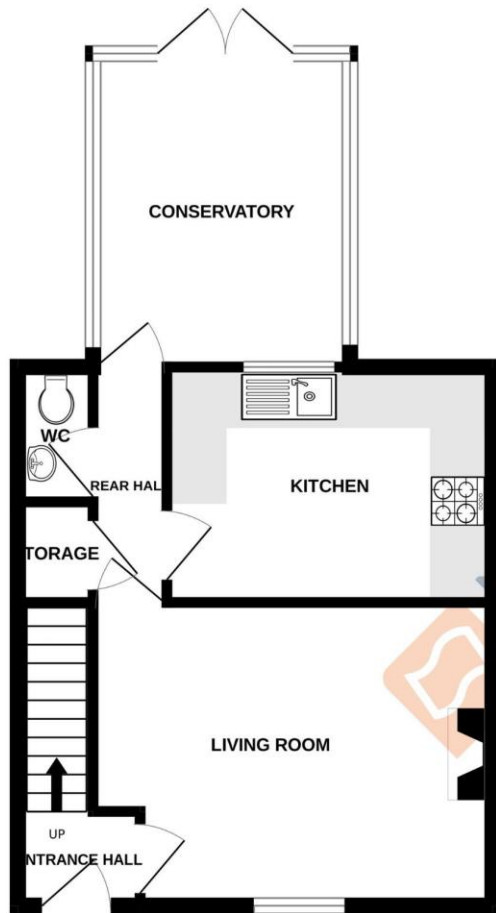
Landing 1.90m x 0.84m (6'2" x 2'10")

Bedroom one 6.17m x 2.91m (20'2" x 9'6")

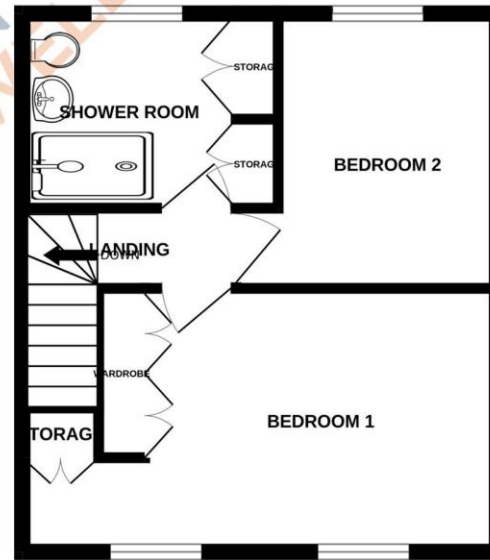
Bedroom two 3.20m x 2.75m (10'6" x 9'0")

Shower room 3.34m x 2.16m (11'0" x 7'1")

GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 773 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	61	
(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.