



2 Fennell Way, Stamford, PE9 3DH

 **NEWTON FALLOWELL**

3 2 1

Key Features

- Modern Stone Detached Home
- Three Bedrooms & Two Bathrooms
- Popular Modern Development
- Kitchen Diner & Living Room
- Tastefully Decorated Throughout
- Recently Landscaped Garden
- Open Aspects to Front & Southern Rear Aspects
- No Onward Chain
- EPC Rating B
- Freehold

£395,000





Set in this popular modern development off Empingham Road and enjoying a corner plot overlooking an open green, is this superbly presented THREE BEDROOM modern stone home boasting many improvements and upgrades including a recently landscaped private garden which enjoys a southern aspect. Internally there is a generous living room, a kitchen diner, the main bedroom with an ensuite shower room, a family bathroom, private gardens and ample parking for 2-3 cars. NO ONWARD CHAIN.



On entering the home, you'll be greeted by the generous hallway with herringbone style Karndean flooring which continues throughout the ground floor. There is useful storage for coats and shoes, doors to all ground floor rooms including the 2 piece WC which has been tastefully decorated and the stairs leading to the first floor accommodation. The living room is set to the rear of the property overlooking the garden with inset double doors leading out to the patio terrace. The kitchen offers dual aspects to both front and side which enjoys a high degree of privacy due to the corner plot position and open green space to the front. There are a range of units fitted in a country kitchen style fitted with integrated appliances and ample space for a dining table. To the first floor the landing space leads to the three bedrooms with the main bedroom offering an ensuite shower room and there is a further 3 piece family bathroom with shower over the bath.



Outside the property, the rear garden has been landscaped by the current owners to offer a fabulous outside space with upper and lower terraced seating areas with the lower

terrace being slightly sunken for privacy and set beneath a pergola. There are raised planted beds with inset flowering shrubs and an expanse of lawn. Gated access leads to the driveway which provides ample parking for 2-3 cars and meets the remaining frontage and side garden which is mainly laid to lawn.

Entrance hall 5.09m x 2.16m (16'8" x 7'1")

WC 1.86m x 1.06m (6'1" x 3'6")

Living room 5.09m x 3.02m (16'8" x 9'11")

Kitchen diner 5.09m x 2.94m (16'8" x 9'7")

Landing 3.31m x 2.12m (10'11" x 7'0")

Bedroom one 3.79m x 3.08m (12'5" x 10'1")

Ensuite 3.08m x 1.18m (10'1" x 3'11")

Bedroom two 2.86m x 2.99m (9'5" x 9'10")

Bedroom three 2.99m x 2.15m (9'10" x 7'1")

Bathroom 2.10m x 1.67m (6'11" x 5'6")

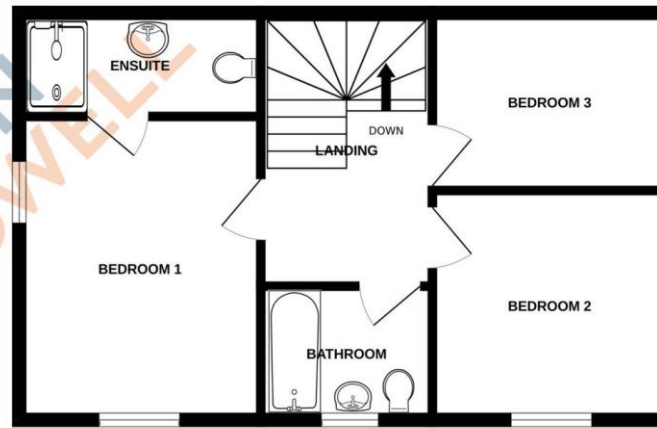
Agent Note

There is a management fee of £150 per annum.

GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
Council Tax Band: D

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.