



15 Gainsborough Road, Stamford, PE9 1DH

 **NEWTON FALLOWELL**



Key Features

- Immaculate Semi Detached Home
- Two Bedrooms & First Floor Bathroom
- Newly Fitted Kitchen & Bathroom
- Lounge to Rear Overlooking Garden
- Parking for 2-3 Cars & a Single Garage
- Enclosed Rear Garden
- Ideal First Time Buyer or Investment
- Cul-de-Sac Location Close to Amenities
- EPC Rating E
- Freehold

£239,950





Attention First Time Buyers!! An immaculately presented TWO BEDROOM semi detached home set in this quiet cul-de-sac to the Northern edge of Stamford having been recently refurbished by the current owners to include, a new kitchen, bathroom, redecoration and flooring throughout. There is a private rear garden, driveway parking for 2-3 cars and a single garage.



On entering the home to the side, you'll be greeted by the hallway with stairs to the first floor landing, doors to the kitchen, living room and useful combination utility and ground floor WC. Here there are a range of fitted units, plumbing for the washing machine and a close coupled WC. The kitchen is set to the front of the property and has been refitted offering a wealth of units with complimentary surface areas, tiled splashbacks and integrated appliances with space for an upright fridge/freezer. The living room is set to the rear of the property with a large window and patio doors leading out to the private rear garden. To the first floor there are two bedrooms with the main bedroom a being sizeable double room and there is a refitted 3 piece bathroom suite with tiled wet areas and shower over the bath.



To the outside, the property is approached by a driveway with parking for 2-3 cars leading to the side of the home and meeting the single garage. There is gated access to the rear garden and the

remaining garden is mainly laid to lawn. To the rear of the property is a private garden with a rear open aspect, being mainly laid to lawn with a patio terrace adjoining the rear of the property and a further seating area behind the garage which also has a personnel door for access from the garden.

Entrance hall 1.91m x 1.74m (6'4" x 5'8")

Utility / WC 1.77m x 1.68m (5'10" x 5'6")

Living room 4.41m x 3.06m (14'6" x 10'0")

Kitchen 3.67m x 2.52m (12'0" x 8'4")

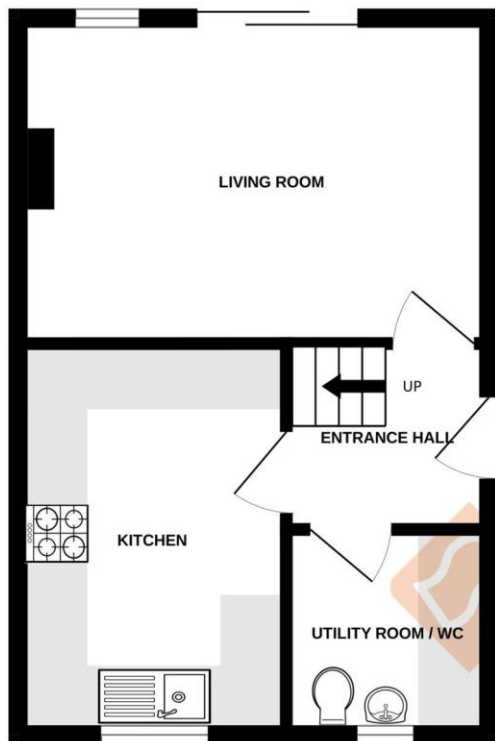
Landing 2.19m x 1.77m (7'2" x 5'10")

Bedroom one 4.41m x 3.11m (14'6" x 10'2")

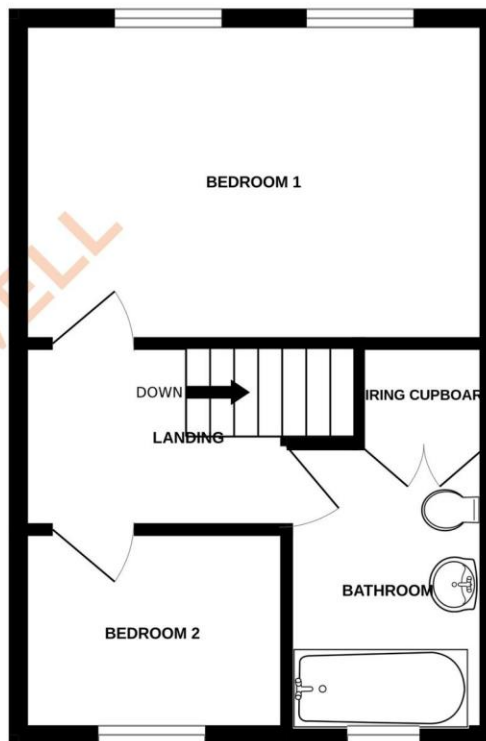
Bedroom two 2.51m x 1.84m (8'2" x 6'0")

Bathroom 2.72m x 1.78m (8'11" x 5'10")

GROUND FLOOR
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 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.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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.