



26 Melbourne Road, Stamford, PE9 1UD

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Exceptional Family Home
- Walking Distance to Town & Schools
- Extended and Refurbished Throughout
- Three Bedrooms & Family Bathroom
- Stunning Kitchen Living Family Room
- Separate Utility Room & Ground Floor WC
- Driveway Parking For 2 Cars
- South Westerly Facing Landscaped Rear Garden
- EPC Rating C
- Freehold

£389,950





A stunning home having been extended and refurbished by the current owners to a high standard boasting fitted shutters to all front windows, a spacious interior with a generous living kitchen family room, a separate living room, useful utility and separate ground floor wc, three bedrooms and a family bathroom. There is parking for 2 vehicles and an enclosed rear garden with an expanse of lawn and twin terraced seating areas.



The property is set in the popular location within easy walking distance of Stamford's town centre, school's and supermarkets. On entering the home, the light and airy hallway provides access to all rooms and offers an open flow to the rear of the property which hosts the living kitchen diner. The utility room is set to the front of the property which has been refitted with a range of units, surface areas and plumbing for a washing machine. There is a separate ground floor WC having been refitted with a 2 piece suite and tastefully decorated. The living room sits to the opposite side of the hallway with a large window to the front, a central fireplace and door leading to the stairs accessing the first floor accommodation. The kitchen hosts a wealth of newly fitted units and integrated appliances with a centralised island and breakfast bar. There is ample space for a living area and dining area which both enjoy views through the bi-folding doors into the rear garden. To the first floor, there are three bedrooms (two large doubles) and a family bathroom with shower over the bath.



Outside the property, there is parking for 2 vehicles to the front (with an EV charging point) which is provided by a block paved driveway and enclosed by mature hedging. To one side there is gated pedestrian access leading to the rear garden which has been landscaped in to three areas. The initial approach meets the wide

spanning patio terrace providing a wide area for outdoor dining which with the bi-folding doors to the kitchen, reveals and indoor/outdoor dining experience. The patio leads on to the mainly laid to lawn garden which enjoys a south and westerly aspect. There is a further raised terrace and useful timber store.

Entrance hall 3.19m x 1.06m (10'6" x 3'6")

Utility room 2.25m x 1.88m (7'5" x 6'2")

WC 2.26m x 1.05m (7'5" x 3'5")

Dining room / Office 3.42m x 2.62m (11'2" x 8'7")

Lounge / Kitchen / Diner 6.73m x 3.81m (22'1" x 12'6")

Living room 4.61m x 3.67m (15'1" x 12'0")

Landing 2.22m x 1.90m (7'4" x 6'2")

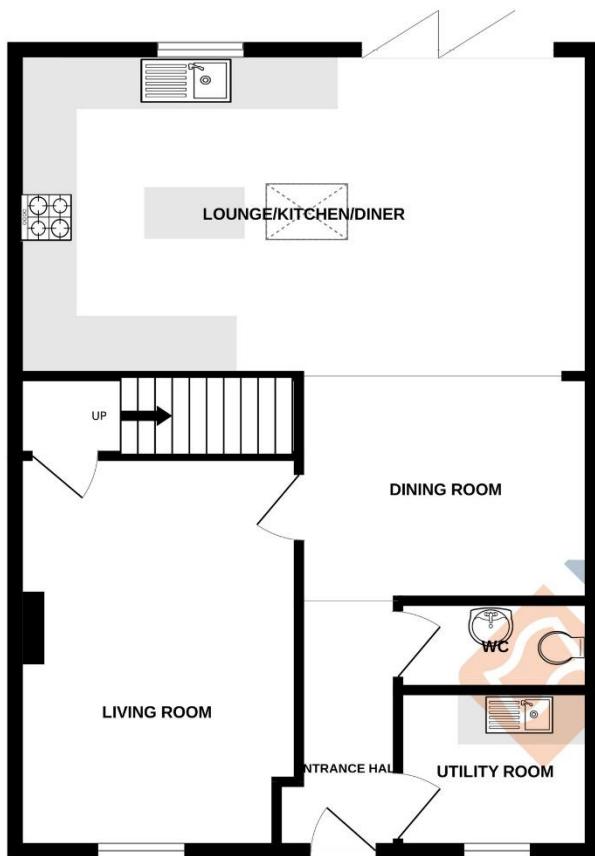
Bedroom one 3.63m x 3.62m (11'11" x 11'11")

Bedroom two 3.51m x 3.19m (11'6" x 10'6")

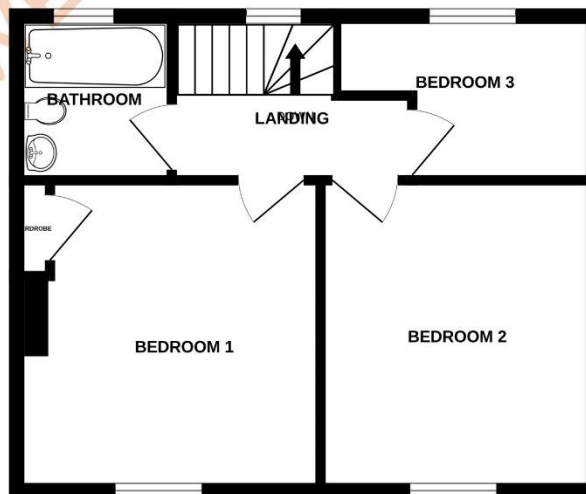
Bedroom three 3.01m x 2.34m (9'11" x 7'8")

Bathroom 1.90m x 1.81m (6'2" x 5'11")

GROUND FLOOR



1ST FLOOR



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		
81-91	B		85 B
69-80	C	70 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: 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.