



Gainsborough Road, Stamford, PE9 1DH

 **NEWTON FALLOWELL**

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Key Features

- Two bedroom semi detached bungalow
- Central location
- Neutral decor
- Recently renovated
- Two double bedrooms
- Enclosed rear garden
- Single garage
- Gravel driveway
- EPC Rating C
- Freehold

****GUIDE PRICE £240,000 - £250,000****





Newton Fallowell are excited to bring to the market this TWO BEDROOM semi detached bungalow set in a quiet cul-de-sac location towards the edge of Stamford. The property has recently been refurbished by the current owners to include, a new kitchen, 3-piece bathroom, new carpets, flooring and redecoration throughout. There is also a private rear garden both gravelled and lawned, ample driveway parking for 2/3 cars and a single garage.

Upon approaching the property you'll enter through the hallway then leading into the bathroom on your right boasting a 3-piece bathroom suite, neutral coloured tiling and shower over bath, on your left a double bedroom with views of the garden and an airing cupboard, perfect for storage. Continuing down the hall is the second, this time, L-shaped double bedroom on your left with rear access to the garden and on your right is the spacious living room with an outlook over the front garden and driveway. This leads into the recently renovated kitchen with ample cupboard storage and space for a free-standing fridge freezer, washing machine and cooker.

To the outside, the property leads by having a gravel driveway with parking for 2/3 cars leading to the side entrance of the property and meeting the single garage. There is gated access to the rear garden and is mainly laid to lawn with a gravelled area as you enter the house through the backdoor into the bedroom.

EPC rating: C. Tenure: Freehold

Entrance hall 3.19m x 0.89m (10'6" x 2'11")

Living room 4.97m x 3.42m (16'4" x 11'2")

Kitchen 2.46m x 1.99m (8'1" x 6'6")

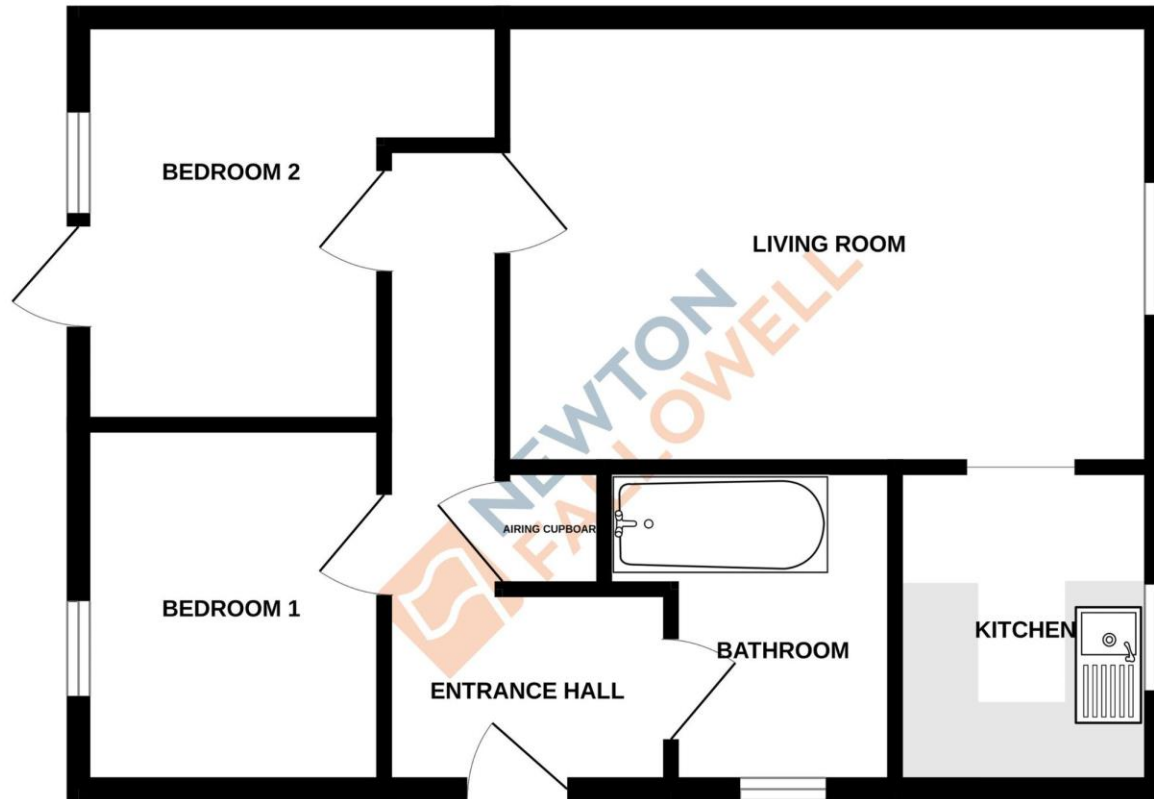
Bathroom 2.00m x 1.71m (6'7" x 5'7")

Bedroom one 2.32m x 2.77m (7'7" x 9'1")

Bedroom two 3.14m x 2.79m (10'4" x 9'2")



GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

COUNCIL TAX INFORMATION:

Local Authority: SKDC
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.