



Masterton Close, Stamford, PE9 1SL

 **NEWTON FALLOWELL**



Key Features

- ****NEW TO MARKET****
- Semi-detached bungalow
- Quiet street in popular Stamford area
- 2 double bedrooms
- Family bathroom with walk in shower
- Low maintenance front and rear gardens
- On street parking
- Council tax band - B
- EPC Rating C
- Freehold

£239,950





NEW TO MARKET Newton Fallowell bring to market this well-presented two bedroom semi detached bungalow located on a quiet cul-de-sac within walking distance of the nearest bus stop and short drive to local shops and amenities.

The property comprises of the entrance hall, two well-proportioned double bedrooms each with built in storage cupboards, living room with fireplace features and views of the front aspect, neutral 3-piece shower room equipped with walk in shower and kitchen diner with ample cupboard storage and space for a washing machine and a fridge freezer.

To the rear is a private low maintenance garden with slate features and storage shed with side access gate. This brings you to the front of the property with another low maintenance gravelled garden with pathway leading to the entrance and features of potted plants and a raised flower bed complete the outside of the property.

Call Newton Fallowell Stamford today to register your interest and book a viewing!



Hallway 1.18m x 3.88m (3'11" x 12'8")

Living Room 4.55m x 3.30m (14'11" x 10'10")

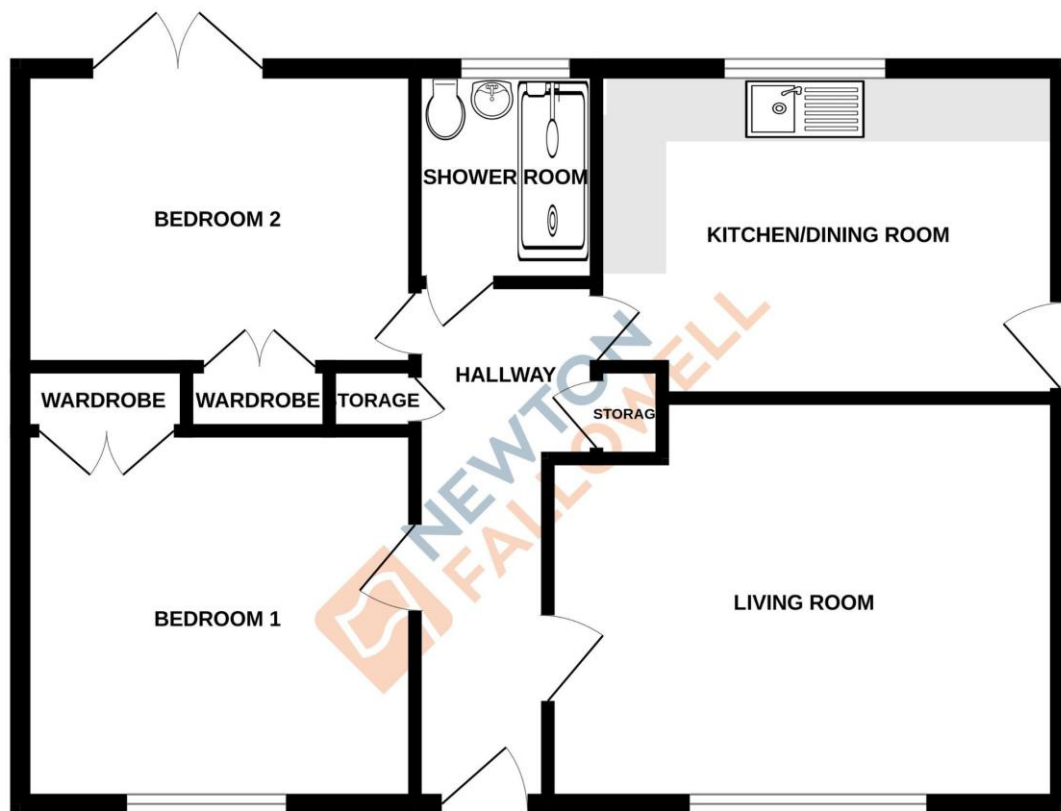
Bedroom 1 3.50m x 3.31m (11'6" x 10'11")

Bedroom 2 3.50m x 2.65m (11'6" x 8'8")

Bathroom 2.00m x 1.61m (6'7" x 5'4")

Kitchen 2.85m x 3.64m (9'5" x 11'11")

GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 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.