



14 Nairn Road, Stamford, PE9 2YR

 **NEWTON FALLOWELL**

 3  1  1

Key Features

- 3 bedroom end terrace
- Short drive to Stamford Town centre
- 3 piece family bathroom
- Modern kitchen diner
- Low maintenance rear garden with decking area
- Separate outside utility space
- Ample on street parking
- EPC Rating C
- Freehold

Offers in excess of £250,000





*****NEW TO MARKET***** 3-bedroom end terrace family home complete with entrance hall, living room, kitchen diner, WC and under-stair storage downstairs. Upstairs is 1 single bedroom and 2 double bedrooms with 3-piece family bathroom. Outside is a utility space wired in for washing machine and additional fridge freezer and low maintenance front and rear gardens.

Upon entering the property through the entrance hall, you are greeted with the living room to your immediate left extending through the length of the property complete with rear patio doors into the garden. On the ground floor you also have the storage under the stairs and downstairs WC and the kitchen diner with space for a dining table and chairs, fridge freezer and plumbing for a washing machine/dishwasher and uPVC windows with views of the front garden.

Proceeding to the first floor you have the family 3-piece bathroom with modern marble effect tiling sink, toilet and bath with shower over, 2 double bedrooms with built in storage in bedroom 1 and a single, L-shaped bedroom. All bedrooms are decorated neutrally throughout, carpeted and double glazed.

Outside you have the low maintenance, private rear garden complete with decking area, storage shed and rear gate access to the street where there is ample on street parking as well as a separate utility space, room for additional fridge freezer and/or additional white goods. At the front continues the low maintenance theme with slate chippings, flowers and shrubs outlined by larger stone features.

Don't miss out on the opportunity to view this property and enquire today!

Entrance hall 1.36m x 0.81m (4'6" x 2'8")

Living room 3.17m x 5.98m (10'5" x 19'7")

Kitchen 2.84m x 4.78m (9'4" x 15'8")

Rear hall 3.77m x 0.89m (12'5" x 2'11")

WC 1.11m x 1.11m (3'7" x 3'7")

Utility 1.44m x 2.12m (4'8" x 7'0")

Landing 0.87m x 2.99m (2'11" x 9'10")

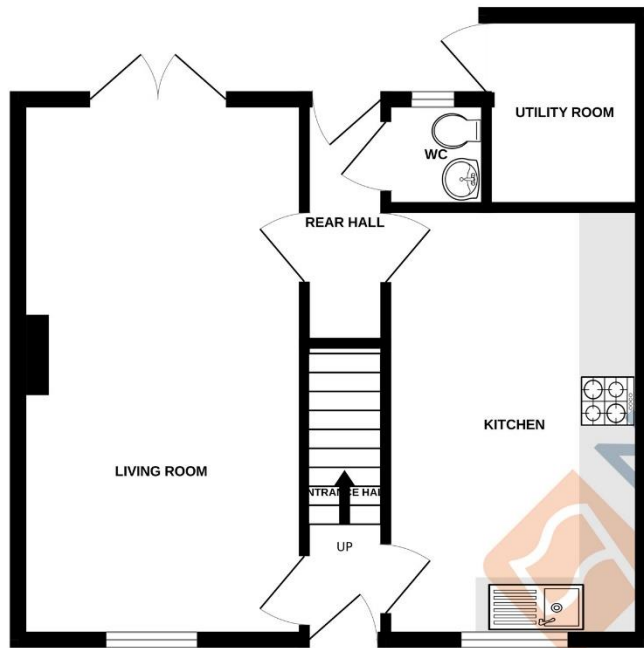
Bedroom one 3.85m x 2.89m (12'7" x 9'6")

Bedroom two 3.86m x 3.20m (12'8" x 10'6")

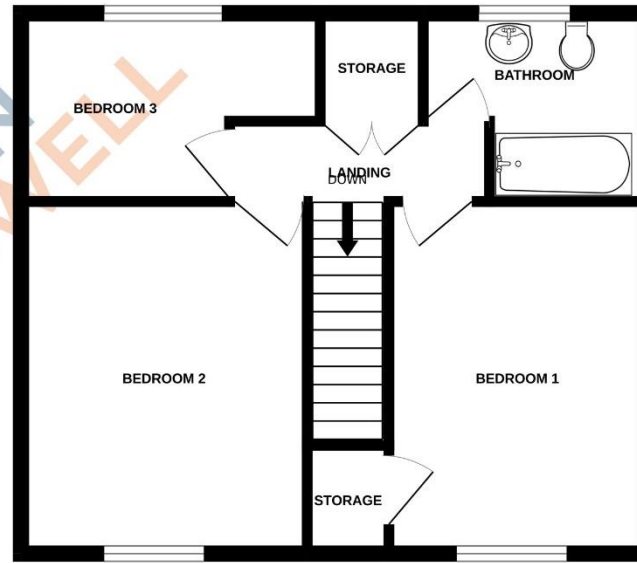
Bedroom three 2.06m x 3.22m (6'10" x 10'7")

Bathroom 2.61m x 2.03m (8'7" x 6'8")

GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 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		
81-91	B		87 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.