



2 Bain Close, Stamford, PE9 1SE

 **NEWTON FALLOWELL**



Key Features

- ***NEW TO MARKET***
- Close to Stamford Town centre
- Cul-de-sac location
- Driveway with space for 2 vehicles
- 2 double bedrooms and 1 single bedroom
- Spacious lounge diner
- Separate utility and downstairs WC
- Large rear garden with patio area
- EPC Rating C
- Freehold

£275,000





NEW TO MARKET Newton Fallowell bring to market this 3-bedroom semi-detached property situated in a cul-de-sac and easy walking distance from Stamford Town centre located close to supermarkets, Stamford Leisure Pool, Stamford College and a Stamford Recreation Ground.

As you approach the property you are greeted with the part-gravel driveway with space for two vehicles and on street parking. Outside you also have a generous, private rear garden with patio area and mature tree towards the rear.

As you enter, you have the extended entrance hall leading into the spacious lounge diner, following through double doors to the kitchen which has ample units, oven, gas hob, extractor and sink facing the front of the property, a utility space off from the kitchen with WC and storage room to the rear, which completes the downstairs. Upstairs you have a generous master bedroom, a second double bedroom with a closet, and 1 single bedroom with cupboard storage, a 3-piece family bathroom with sink, toilet and tiled bath with shower over.

The property was recently refurbished, is decorated neutrally throughout and is perfect for a couple looking to upsize or a buyer looking for their next home.



Entrance hall 2.97m x 1.92m (9'8" x 6'4")

Lounge/Diner 3.67m x 6.83m (12'0" x 22'5")

Kitchen 1.87m x 3.73m (6'1" x 12'2")

Utility 6.67m x 1.06m (21'11" x 3'6")

WC 0.85m x 1.36m (2'10" x 4'6")

Store room 1.85m x 1.55m (6'1" x 5'1")

Landing 1.7m x 2.06m (5'7" x 6'10")

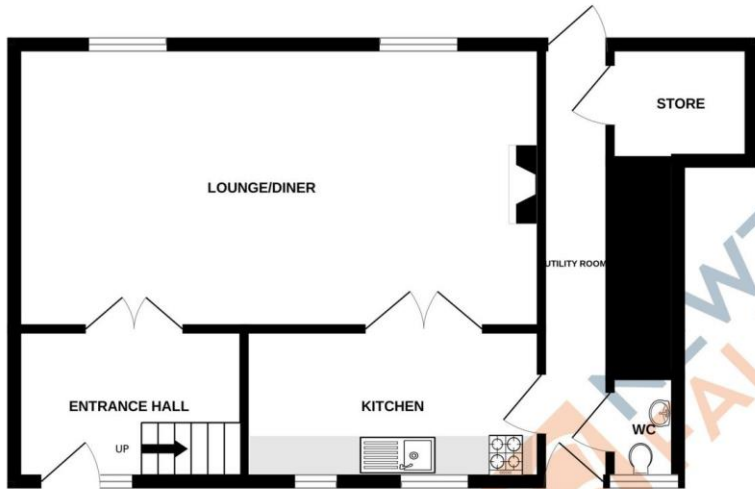
Bedroom one 3.4m x 3.81m (11'2" x 12'6")

Bedroom two 2.95m x 3.96m (9'8" x 13'0")

Bedroom three 2.26m x 2.92m (7'5" x 9'7")

Bathroom 1.68m x 2.24m (5'6" x 7'4")

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 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		83 B
69-80	C	69 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.