



Ravel Close, Stamford, PE9 1EZ

 **NEWTON FALLOWELL**

3 3 2

Key Features

- *****NEW TO MARKET*****
- Cul-de-sac location
- 3-bedroom semi-detached home
- 3 bathroom including master ensuite
- Kitchen diner
- Conservatory with scope to be used as additional dining room
- Private rear garden with patio area
- Designated parking
- EPC Rating C
- Freehold

OIEO £300,000





*****NEW TO MARKET***** Well-presented 3-bedroom semi-detached property available. Located in a quiet cul-de-sac in a sought-after family area suitable for first time buyers and conveniently situated with easy access to the town centre, local schooling and amenities.

The property comprises an entrance hall with laminate flooring and stairs rising to the first floor and convenient downstairs WC, a spacious living room continuing with the laminate flooring and uPVC double glazing to front aspect, fitted kitchen diner with ample storage and integrated appliances included such as dishwasher, fridge freezer and washer dryer. Towards the rear and following on from the kitchen diner is a conservatory both tiled and heated and overlooking the private rear garden and would allow for multiple configurations to suit a buyers' needs and this completes the ground floor.

On the first floor is a three-piece family bathroom, neutrally decorated with bath and shower over, two well-proportioned bedrooms with built in storage space and additional space currently used as a work-from-home office but could be utilised as a study space or dressing area and this completes the first floor.

Proceeding to the second floor, is the large master bedroom with a built-in double width wardrobe, three-piece ensuite shower room with heated towel rail and pivot style window and airing cupboard. A superb couple or small family home.

Outside you have the private rear garden laid to lawn and patio area with bespoke storage shed and gated rear access. To the front you have a block paving driveway with designated parking for two cars and side access leading to the rear.

Viewing highly recommended to appreciate the full extent of what this property has to offer. Enquire today!

Entrance Hall 2.94m x 1.14m (9'7" x 3'8")

WC 1.76m x 0.81m (5'10" x 2'8")

Kitchen diner 2.95m x 4.52m (9'8" x 14'10")

Living room 3.52m x 3.34m (11'6" x 11'0")

Conservatory 3.59m x 2.66m (11'10" x 8'8")

Master bedroom 3.51m x 4.74m (11'6" x 15'7")

Master ensuite 2.56m x 1.82m (8'5" x 6'0")

Bedroom 1 3.19m x 2.33m (10'6" x 7'7")

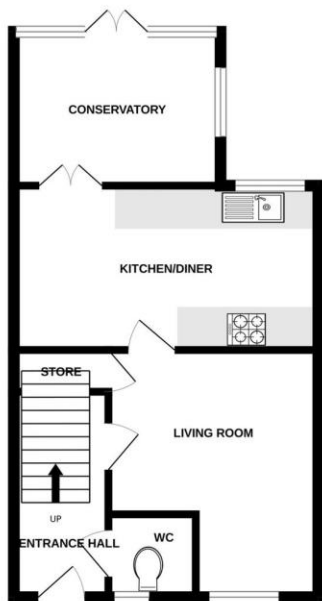
Bedroom 2 3.48m x 2.33m (11'5" x 7'7")

Landing 1.90m x 2.11m (6'2" x 6'11")

Agent Note:

Will be available from February/March 2025

GROUND FLOOR



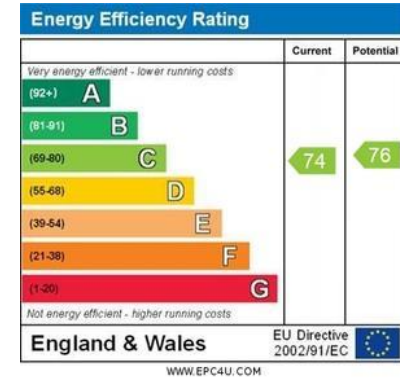
1ST FLOOR



2ND 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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COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
Council Tax Band: C

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.