



31 Airedale Road, Stamford, PE9 1DJ

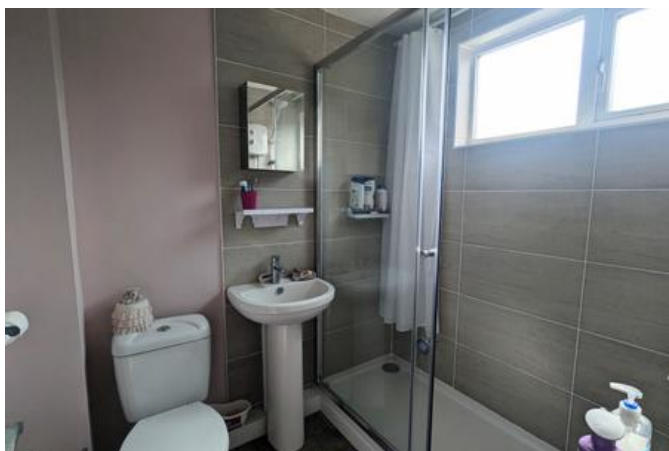
 **NEWTON FALLOWELL**



## Key Features

- Three bedroom terrace
- Close to Stamford Town Centre
- Well-proportioned living room
- Two double bedrooms and a single bedroom
- Three piece shower room
- Field views to the rear
- Enclosed rear garden
- Driveway providing ample off road parking
- EPC Rating D
- Freehold

£275,000





\*\*\*NEW TO MARKET\*\*\* Newton Fallowell are happy to bring this 3 bedroom terraced property to market. A great location just a short distance from Stamford Centre with convenient transport links including bus stops and the A1, shops, parks and schools making this a superb family home or investment property.

On entering the property you are immediately greeted with the entrance hall and stairs with handy under stairs cupboard storage, kitchen diner with oven, hob, extractor and space for a washing machine and dishwasher to be plumbed in, well-proportioned living room with uPVC sliding door leading to the rear garden completes the downstairs.

Upstairs you have 2 double bedrooms and 1 single bedroom which could easily be adapted to become an office/study, 3 piece family bathroom with shower unit featuring neutral grey tiling. Decor throughout upstairs is mainly neutral with a splash of colour in the single bedroom, carpeted throughout and uPVC double glazed completes upstairs.

Outside you have a paved driveway with space for 2/3 cars, single garage perfect for storage then leading into the private rear garden with views of the field behind the property. The garden itself is mainly laid to lawn with a patio area leading from the rear sliding doors, flowerbeds to the rear and and shed laid over gravel base.



Entrance hall 1.48m x 1.49m (4'11" x 4'11")

Kitchen 3m x 3.34m (9'10" x 11'0")

Living room 4.17m x 3.27m (13'8" x 10'8")

Landing 2.23m x 1.06m (7'4" x 3'6")

Bedroom one 4.15m x 3.27m (13'7" x 10'8")

Bedroom two 3.01m x 3.34m (9'11" x 11'0")

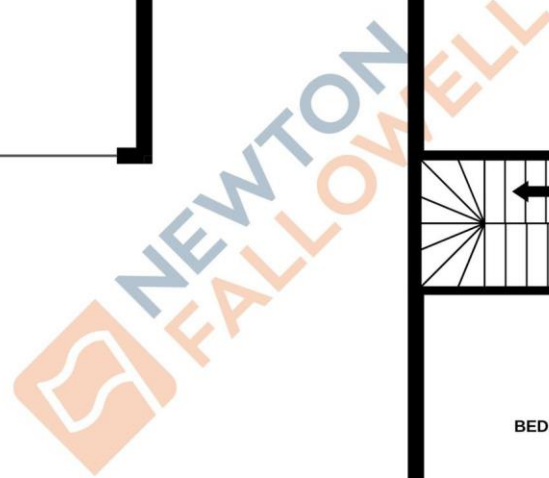
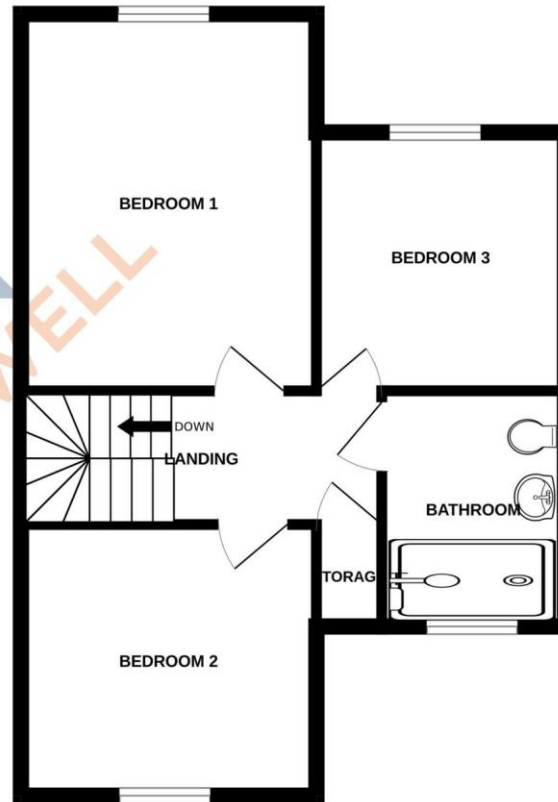
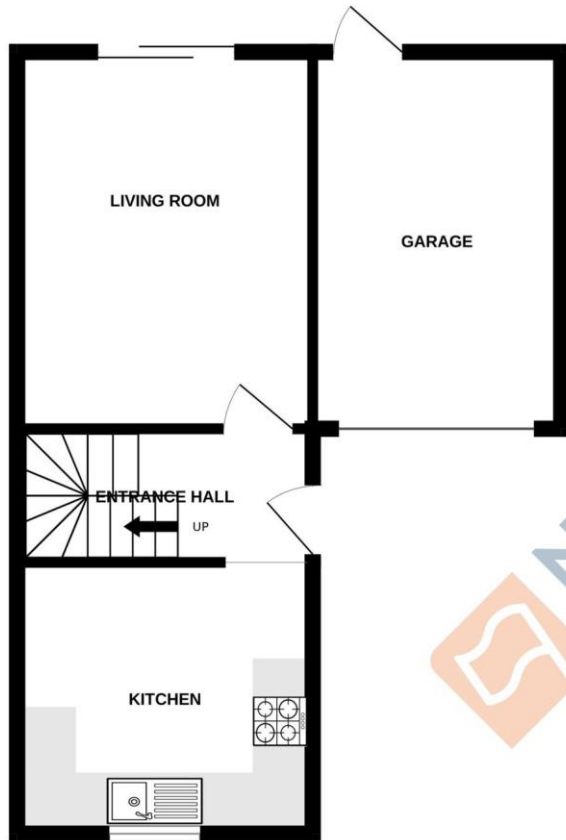
Bedroom three 2.73m x 2.33m (9'0" x 7'7")

Bathroom 2m x 1.69m (6'7" x 5'6")

Garage 4.65m x 2.75m (15'4" x 9'0")

GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 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		88 B
69-80	C		
55-68	D	65 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.