



74 Banks Crescent, Stamford, PE9 1FJ

 **NEWTON FALLOWELL**



Key Features

- 3 double bedroom terraced property set over 3 floors
- Great access to Stamford town centre and local amenities
- Modern kitchen diner
- Living room with uPVC patio doors
- Master ensuite with fitted wardrobe space
- Family bathroom with bath and shower over
- Outside decking and BBQ area
- Single garage and parking space
- EPC Rating C
- Freehold

Offers in excess of £300,000





Located in a popular family location close to Stamford Town centre is this superbly presented 3 double bedroom terraced property which has been neutrally presented throughout and offered to market with a kitchen diner, living room, master en suite, low maintenance rear garden with decking area, allocated parking and a single garage.

Upon entering, you are welcomed by an entrance hall featuring tiled flooring that leads into a convenient downstairs WC. The modern fitted kitchen diner is a highlight, showcasing a continuation of the tiled flooring and equipped with a range of wall and base units, an integrated fridge freezer, oven, and hob, alongside plumbing for a washing machine, a sink and drainer, and ample space for a dining table and chairs. Completing the ground floor is a spacious living room that offers plenty of room for family seating and opens out to the rear garden through double doors.

On the first floor, you will find two generously sized double bedrooms, both with built-in wardrobes, as well as an airing cupboard and a stylish family bathroom featuring a close coupled WC and wash basin. The second floor presents a generous master bedroom complete with over stair storage cupboard and two oversized wardrobes, one used as a convenient office space and a modern fitted three-piece ensuite shower room.

The exterior of the property includes a paved pathway with iron railings leading to the front door, while a shared driveway provides access to a single garage and an allocated parking space. At the back, the private enclosed low maintenance garden featuring a raised decked seating area and a paved patio area accessible from the lounge patio doors. At the bottom of the garden, you'll find a designated BBQ area with additional seating space, along with gated pedestrian access to the garage and designated parking.

This home is perfect for families seeking comfort

and convenience in a vibrant community, offering easy access to amenities and local attractions. Don't miss this fantastic opportunity and enquire today!

Entrance hall 4.62m x 1m (15'2" x 3'4")

WC 1.89m x 0.84m (6'2" x 2'10")

Kitchen 2.47m x 4.63m (8'1" x 15'2")

Living room 4.48m x 3.3m (14'8" x 10'10")

First floor landing 2.91m x 1.11m (9'6" x 3'7")

Bedroom two 3.06m x 4.47m (10'0" x 14'8")

Bedroom three 3.38m x 2.35m (11'1" x 7'8")

Bathroom 1.92m x 2.03m (6'4" x 6'8")

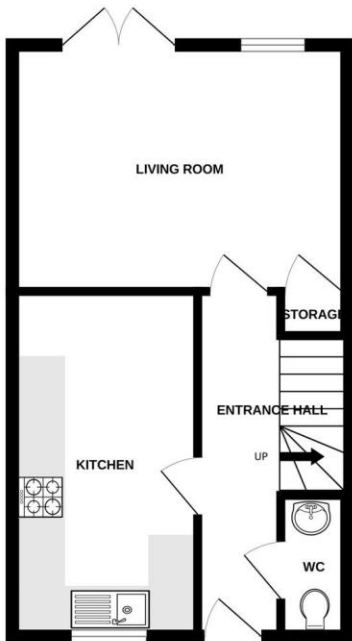
Second floor landing 0.76m x 0.95m (2'6" x 3'1")

Bedroom one 4.43m x 3.37m (14'6" x 11'1")

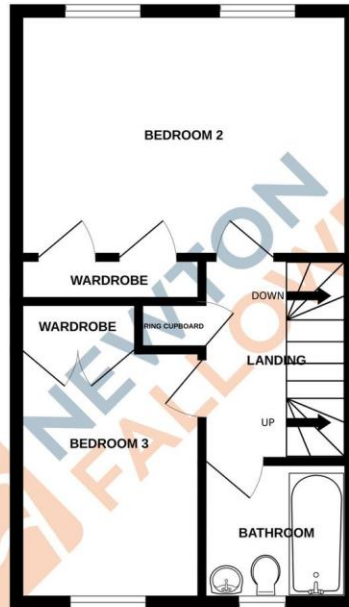
Dressing area 1.22m x 1.21m (4'0" x 4'0")

Ensuite 2.65m x 2.61m (8'8" x 8'7")

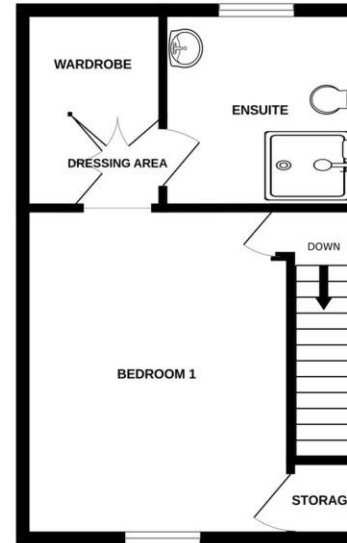
GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



2ND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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		89 B
69-80	C	79 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: 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.