



22 Emmanuel Road, Stamford, PE9 1JE

 **NEWTON FALLOWELL**



## Key Features

- 2 bedroom semi detached bungalow
- Quiet cul-de-sac location
- shower room with stand-up shower, toilet, and sink
- Single bedroom with wardrobe storage and double bedroom
- Living room with fireplace feature
- Lean-to conservatory and private rear garden
- Low maintenance front garden and driveway for 1-2 vehicles
- Fantastic to renovate and make your home
- EPC Rating C
- Freehold

**£230,000**





\*\*\*FANTASTIC INVESTMENT OPPURTUNITY\*\*\*

New to market, this two bedroom semi detached bungalow with fantastic opportunity to transform this 2 bedroom semi-detached home into your ideal living space. Nestled in a quiet cul-de-sac, the property features a low maintenance front garden and a driveway suitable for 1/2 vehicles, ensuring convenience for residents and visitors alike with on road parking.

Upon entering, you will find the entrance hallway, kitchen with ample storage, with space for a washing machine and cooker, living room with fireplace feature and dual aspect window overlooking the quiet cul-de-sac, allowing a bright and spacious space.

The home consists of a shower room that includes a stand-up shower, toilet, and sink, two bedrooms; a single bedroom boasting wardrobe storage, ideal for efficient space usage, and a double bedroom that offers views of the private rear garden. Also featured is a lean-to conservatory, which adds potential for additional living space and versatility. Outside you have the private rear garden gated from the driveway, laid to lawn and includes a handy shed for storage

This semi-detached home presents a unique opportunity for first-time buyers or those looking to invest in a property with potential in a desirable location. Seize the chance to make this house your home and bring your unique vision to life!

Entrance hall 0.89m x 4.32m (2'11" x 14'2")

Kitchen 2.44m x 4.97m (8'0" x 16'4")

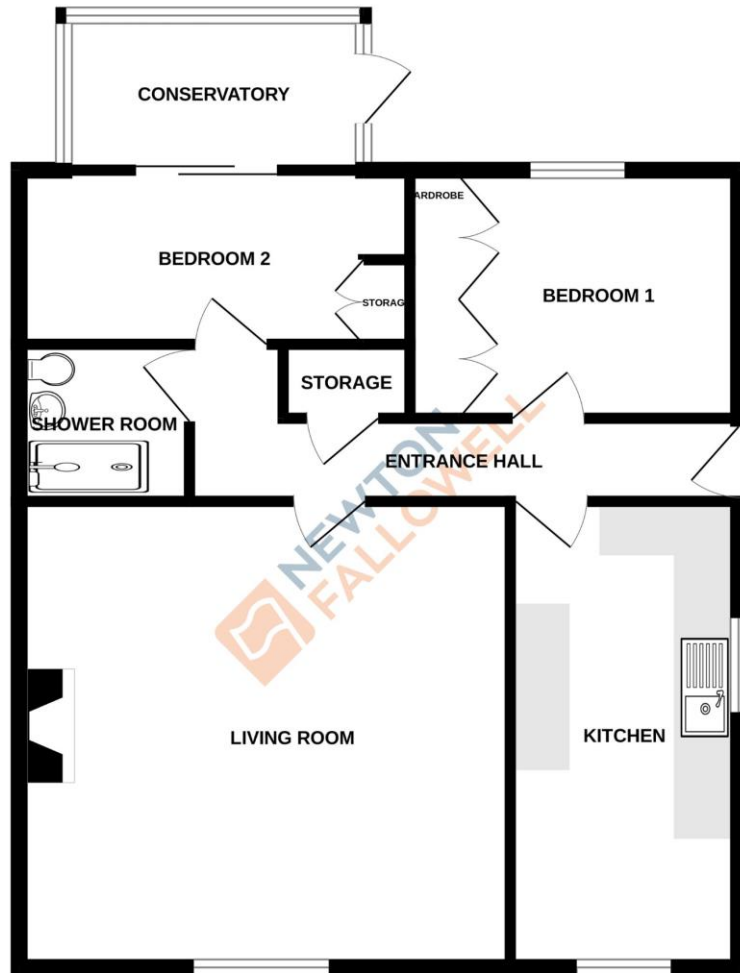
Living room 3.42m x 4.97m (11'2" x 16'4")

Bedroom one 2.64m x 3.5m (8'8" x 11'6")

Bedroom two 2.69m x 2.54m (8'10" x 8'4")

Bathroom 1.81m x 1.67m (5'11" x 5'6")

GROUND FLOOR  
750 sq.ft. (69.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 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.