



1 Fitzwilliam Road, Stamford, PE9 1DF

 **NEWTON FALLOWELL**

4 3 2

Key Features

- Extended semidetached home
- Four bedrooms
- Three bathrooms and downs
- Two reception rooms with oak flooring
- Large garden room
- Loft room (partly converted) offers a versatile room (subject to building regulations)
- Ample off road parking and tandem length garage
- EPC Rating C
- Freehold

£395,000





Extended four bedroom semidetached renovated to a high level and situated in a prime location of Stamford, close to local amenities and popular schools. The property has been extended to create an extra reception room, utility room with w/c, tandem length garage, fourth bedroom and loft room. The property also benefits from a spacious garden room, landscaped rear garden, ample off road parking, two en-suite shower rooms and a family bathroom.

The property is arranged over two floors, entering via the porch which internally leads into the entrance hall with stairs leading to the first floor. The entrance hall also connects the living room and kitchen. The kitchen features an array of units integrated appliances and access to the separate utility room and cloakroom. The large living room offers ample reception space and features oak flooring and an opening into the extended dining room. Completing downstairs is the spacious garden room with updated roof and French doors which open out onto the patio. To the first floor, the landing connects three well balanced double bedrooms, a further single bedroom, and the family bathroom with walk in shower and separate bath. Two of the double bedrooms both feature their own three piece en-suites with walk in showers. In bedroom three there is a loft ladder that leads up to the part converted loft room, an ideal space for study, studio, or playroom (subject to building regulations).

Outside to the front is a driveway offering ample off road parking for at least three vehicles and access to the tandem length garage. The rear garden is a gorgeous sun trap and has been beautifully landscaped. The rear garden features a patio seating area, lawn with stunning mature borders with an array of beautiful flowers and trees, plus a wildlife pond, shed and greenhouse.

Porch 0.89m x 1.75m (2'11" x 5'8")

Entrance hall 1.55m x 3.66m (5'1" x 12'0")

Living room 3.63m x 4.39m (11'11" x 14'5")

Dining room 2.11m x 5m (6'11" x 16'5")

Garden room 3.96m x 4.72m (13'0" x 15'6")

Kitchen 2.49m x 3.63m (8'2" x 11'11")

Utility 1.47m x 2.11m (4'10" x 6'11")

Cloakroom 0.71m x 2.11m (2'4" x 6'11")

Landing 0.84m x 5.56m (2'10" x 18'2")

Bedroom one 3.45m x 4.39m (11'4" x 14'5")

Ensuite 0.89m x 2.13m (2'11" x 7'0")

Bedroom two 2.59m x 2.95m (8'6" x 9'8")

Ensuite 0.76m x 1.83m (2'6" x 6'0")

Bedroom three 2.57m x 4.47m (8'5" x 14'8")

Bedroom four 1.73m x 2.95m (5'8" x 9'8")

Bathroom 2.11m x 2.95m (6'11" x 9'8")

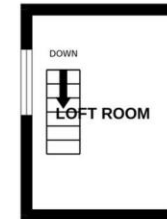
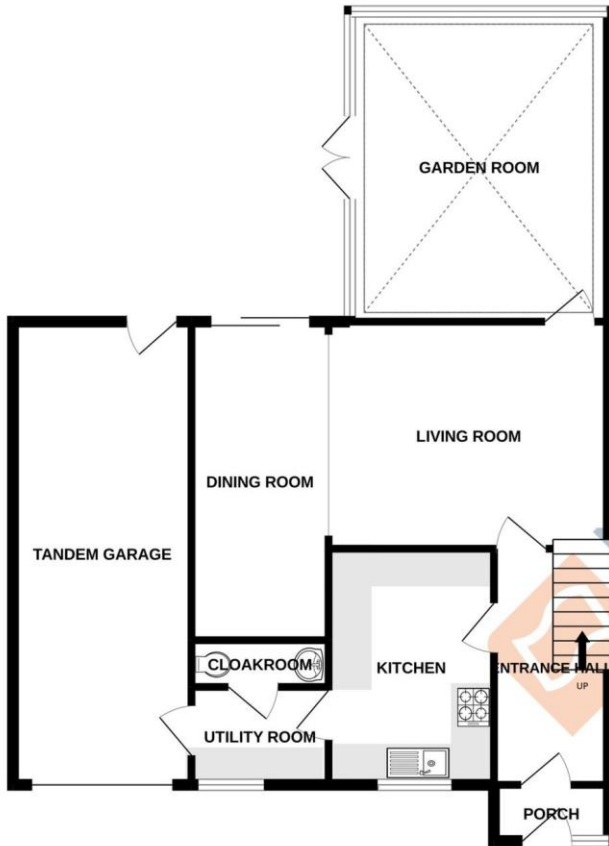
Loft room 2.16m x 3.15m (7'1" x 10'4")

Garage 2.74m x 7.14m (9'0" x 23'5")

GROUND FLOOR
920 sq.ft. (85.5 sq.m.) approx.

1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.

2ND FLOOR
80 sq.ft. (7.4 sq.m.) approx.



TOTAL FLOOR AREA : 1483 sq.ft. (137.8 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	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.