



35 Redcot Gardens, Stamford, PE9 1DL

 **NEWTON FALLOWELL**

 3  1  2

Key Features

- Central Stamford location
- Near local shops and amenities
- 3 bedroom end terrace home
- 2 double bedroom and 1 single bedroom/home office
- Open plan living diner and kitchen
- Single garage + driveway parking
- Rear garden with lawn and patio areas
- Ideal for families and investors
- EPC Rating D
- Freehold

Guide price £290,000





Introducing this 3-bedroom end terrace property ideally situated in the heart of Stamford, just a stone's throw away from local shops, popular public house and Stamford college making it ideal for families and professional couples alike.

This modern home boasts an open-plan living room, kitchen, and dining area flooded with natural light from three skylights, creating an inviting hosting space and bifold doors seamlessly connect the interior to the outdoor patio area. On the ground floor, you will also find a convenient single bedroom, perfect for guests or as a home office.



Upstairs, the property features two generously sized double bedrooms, each equipped with built-in wardrobe storage for added convenience. Completing this level is a well-appointed family bathroom that includes a separate bath, corner shower unit and neutrally decorated throughout.

Outside you have a single garage with a driveway for one vehicle and additional on road parking available. To the rear you have a patio area flowing from the bifold doors and a laid to lawn area competing the outside space.



This recently modernised home offers the perfect blend of convenience and quiet, making it a fantastic opportunity for families, professionals, or investors looking to secure a property within this desirable area. Do not miss viewing this inviting home that truly encapsulates modern living in a fantastic central Stamford setting!

Porch 0.86m x 1.01m (2'10" x 3'4")

Living room 3.32m x 4.18m (10'11" x 13'8")

Kitchen 4.19m x 2.35m (13'8" x 7'8")

Dining room 2.33m x 6.03m (7'7" x 19'10")

Bedroom three 2.78m x 2.34m (9'1" x 7'8")

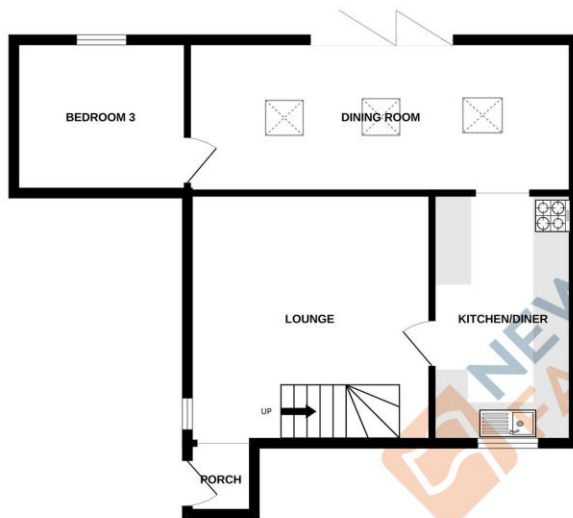
Landing 0.88m x 2.12m (2'11" x 7'0")

Bedroom one 3.53m x 4.18m (11'7" x 13'8")

Bedroom two 2.23m x 3.67m (7'4" x 12'0")

Bathroom 1.85m x 2.73m (6'1" x 9'0")

GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.7 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		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: SKDC
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.