



2 Kingsdown Drive, Stamford, PE9 2WA

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Immaculately presented 4-bedroom detached home
- Master bedroom with modern shower room ensuite
- Family bathroom and separate WC
- Bespoke fitted wardrobes and storage throughout
- Living room with wood burning stove
- Conservatory overlooking the rear garden
- Kitchen with separate dining room
- Driveway with single garage
- EPC Rating B
- Freehold

£525,000





Immaculately presented 4-bedroom detached home set on the popular Exeter Fields Development. Built approximately 7 years ago, this lovely family home is immaculately presented throughout and offers flexible spacious accommodation designed for modern day living. It is a short walk/drive from the town centre and has very easy access to the A1.

The downstairs comprises of the entrance hall featuring quality parquet flooring, living room with newly fitted solid wood burning stove, uPVC doors providing access to the conservatory and view of the front aspect of the property. The conservatory provides a light recreation space, complete with polycarbonate roof, double glazing and a view of the rear garden with uPVC patio door access. You also have a convenient understairs storage before entering the separate dining room with similar views of the front aspect and separate WC tiled by the current owner. To finish the downstairs, you have the kitchen complete with a wealth of kitchen units, gas hob, oven and extractor hood, integrated fridge/freezer as well as dishwasher, washing machine and boiler. You can also gain access to the garden through the uPVC double doors.

Upstairs you have a spacious landing, airing cupboard with pressurised water tank, Master bedroom with bespoke built in wardrobes and shower room ensuite, tiled throughout, double bedroom with two built in single wardrobes and overhead storage as well. You also have another double bedroom with a built-in dressing table and single bedroom currently occupied as an office with additional cupboard storage. Completing the upstairs is the family bathroom with fitted cupboard mirror, toilet, hand basin and bath with shower over. In similar style to the other bathroom this family bathroom has also been tiled throughout.

Outside you have the garden with a small lawned area but mainly laid with patio slabs and features a pond with water features and bespoke shed with purpose-built roof to ensure dry storage. Through the gated side door you can access the driveway with space for 1 vehicle and Hormann electric garage door providing

access to the single garage, boarded and plastered for additional roof storage and fully insulated throughout.

Be the first to view this property and call us today to arrange!

Entrance hall 1.4m x 4.55m (4'7" x 14'11")

Dining room 3.07m x 3.43m (10'1" x 11'4")

WC 1.07m x 1.94m (3'6" x 6'5")

Kitchen 3.43m x 6.81m (11'4" x 22'4")

Living room 4.5m x 4.55m (14'10" x 14'11")

Conservatory 2.58m x 3.3m (8'6" x 10'10")

Landing 4.24m x 1.86m (13'11" x 6'1")

Bedroom one 6.09m x 3.42m (20'0" x 11'2")

Ensuite 1.56m x 2.17m (5'1" x 7'1")

Bedroom two 4.56m x 3.1m (15'0" x 10'2")

Bedroom three 2.69m x 3.48m (8'10" x 11'5")

Bedroom four 2.67m x 3.07m (8'10" x 10'1")

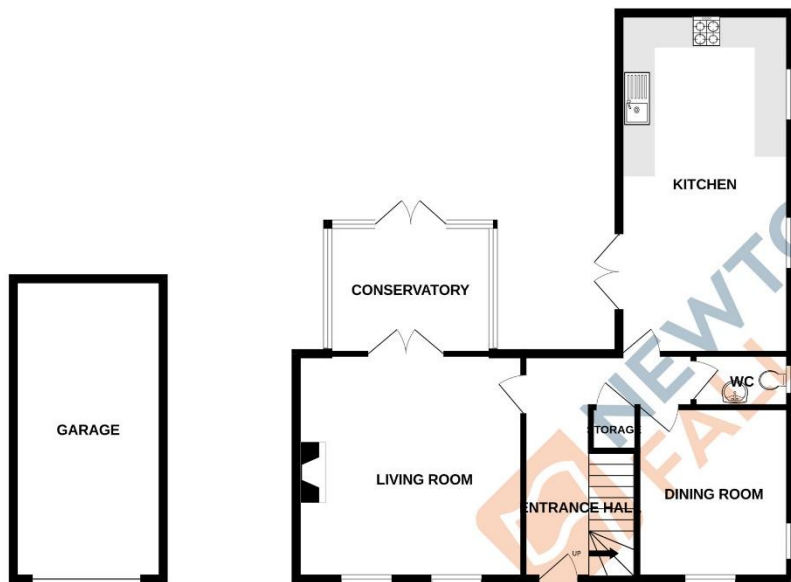
Bathroom 1.89m x 2.34m (6'2" x 7'8")

Garage 3m x 6m (9'10" x 19'8")

Agent Note

The solar panels to the front of the property are owned with a net-metering system that feeds back into the grid.

GROUND FLOOR
1009 sq.ft. (93.7 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 1739 sq.ft. (161.6 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		92 A
81-91	B	84 B	
69-80	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: E

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.