



12 Vanderbank Terrace, Stamford, PE9 3ER

 **NEWTON FALLOWELL**

4 3 2

Key Features

- ***NEW TO MARKET***
- 4/5 bedroom town house
- Converted open plan kitchen living area
- Downstairs WC, family bathroom, shower room and master ensuite
- Neutral decor, carpeted throughout with new Amtico flooring
- Landscaped rear garden with patio area
- Single garage and designated parking space
- Conveniently located with fantastic views
- EPC Rating B
- Freehold

£430,000 OIEO





NEW TO MARKET

4/5 bedroom town house now available. The property briefly comprises downstairs w/c and open plan downstairs kitchen living area, family bathroom, one double bedroom and reception room, three additional bedrooms, master ensuite and family bathroom. Outside you have a private rear garden, low maintenance front garden, two parking spaces to the rear and separate single garage.

Upon entering you have the entrance hall leading into the open plan kitchen living area. The kitchen is neutral and modern with a wealth of worktop base units integrated appliances such as dishwasher and fridge-freezer. The living room features a media wall with integrated electric fireplace and shelving for additional storage as well as UPVC patio doors to the rear leading to the private rear garden. Also featuring downstairs is the WC complete with toilet, hand basin and heated towel rail.

On the first floor you have a reception room which is occupied as a double bedroom with built-in cupboard storage and features a Juliet balcony with views of the rear garden and beyond and an additional double bedroom. The floor is completed with the family bathroom toilet, hand basin, bath unit and tiled throughout. On the second floor you have two single bedrooms and the master double bedroom including an ensuite shower room with toilet, hand basin and shower cubicle. The property is completed with an additional family shower room for added convenience and also features toilet, hand basin and shower cubicle. The property is neutrally decorated

throughout, carpeted in hallways and bedrooms with newly fitted Amtico flooring on the ground floor.

Outside you have a low maintenance garden to the front nestled behind the gated entrance and to the rear you have a recently landscaped garden with raised patio area and low maintenance, artificial lawn area with the rear gate providing access to the walkway leading to the parking area and single garage.

A fantastic property perfect for you and your family. Don't hesitate and book in your viewing today!

Living area 4.88m x 4.2m (16'0" x 13'10")

Kitchen 3.43m x 2.73m (11'4" x 9'0")

Reception room 4.88m x 3.16m (16'0" x 10'5")

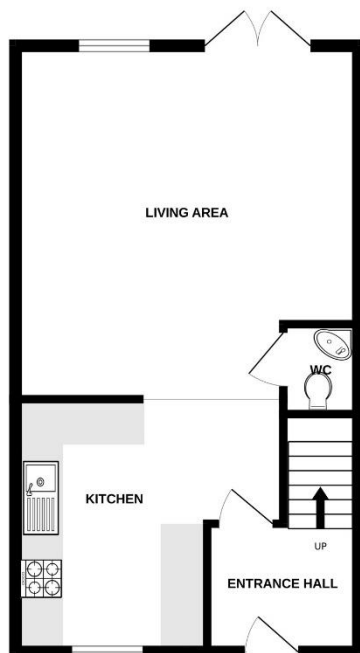
Bedroom two 3.48m x 2.72m (11'5" x 8'11")

Bedroom one 3.86m x 3.57m (12'8" x 11'8")

Bedroom three 3.07m x 2.76m (10'1" x 9'1")

Bedroom four 3.07m x 2.02m (10'1" x 6'7")

GROUND FLOOR



1ST FLOOR

2ND FLOOR
453 sq.ft. (42.1 sq.m.) approx.

TOTAL FLOOR AREA : 1248 sq.ft. (115.9 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		95 A
81-91	B	86 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: D

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.