



 **NEWTON
FALLOWELL**

8 Prebendal Close, Nassington, Stamford, PE8 6SB

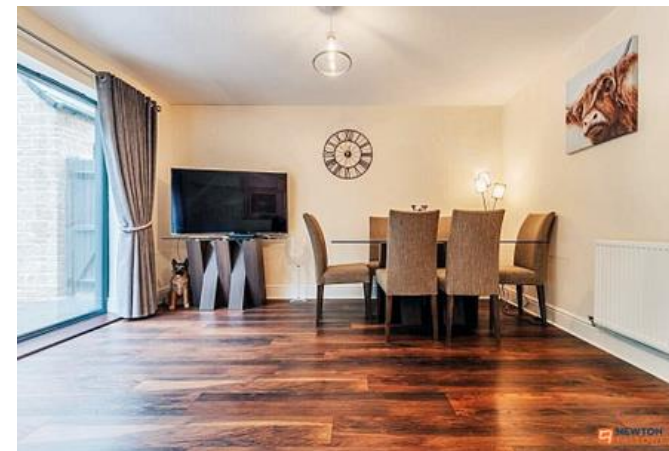
 **NEWTON FALLOWELL**

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Key Features

- THREE WELL BALANCED BEDROOMS
- Situated in the Heart of Nassington Village
- SEMI DETACHED FAMILY HOME
- Kitchen Diner with Built in Appliances
- En-suite to Main Bedroom & Contemporary Family Bathroom & Downstairs WC
- Off Road Parking Leading to a Garage
- Enclosed Rear Garden
- EPC Rating C
- Freehold

Offers In Excess Of £340,000





Built in 2015, this charming three-bedroom semi-detached property is located on the private road of Prebendal Close in Nassington. With strong curb appeal, this attractive home boasts a spacious kitchen/diner, a comfortable lounge, three bedrooms, an en-suite, a family bathroom, and a single garage with ample off-road parking.

Positioned at the top of the cul-de-sac, this home offers excellent privacy, as Prebendal Close comprises only nine properties. Constructed from stone, the home is visually appealing when approached from Woodnewton Road. Upon entering, the hallway leads to the kitchen/diner on the right and the lounge at the rear of the property.



The well-proportioned kitchen is equipped with an integrated fridge/freezer, dishwasher, oven, hob, and extractor hood. The generous base and eye-level cabinetry provide abundant storage, while there is also ample space for dining, making this an ideal spot to gather with family or friends.

The lounge is equally spacious, with the current owners having added sliding doors that effortlessly connect the interior to the outdoor space. The room is flooded with natural light and offers pleasant views of the garden. A WC completes the accommodation on this floor.

Upstairs, the property offers three bedrooms, two of which are generously sized doubles, and a third room that is currently used as a study but would make an excellent single bedroom. The master bedroom, located at the rear of the property, benefits from a contemporary en-suite bathroom and fitted wardrobes. The en-suite features a large shower cubicle, a toilet, and a hand basin. The family bathroom is centrally located to serve the other bedrooms.

Externally, there is a single garage with a personnel door for convenient access. The driveway offers parking space for up to three vehicles, and the rear garden enjoys a high level of privacy, as it is not overlooked. The garden features a patio area, perfect for outdoor entertaining, as

well as a lawn with tall conifers at the rear, enhancing the seclusion of the space.

For those seeking a home in the village of Nassington, this property offers excellent access to Stamford, Peterborough, and the market town of Oundle. For further information, please contact our office.

Entrance Hall

WC 1.93m x 1.17m (6'4" x 3'10")

Kitchen Diner 2.69m x 5.05m (8'10" x 16'7")

Lounge 3.97m x 4.74m (13'0" x 15'7")

Landing

Bedroom One 2.81m x 3.05m (9'2" x 10'0")

En-suite 2.68m x 1.63m (8'10" x 5'4")

Bedroom Two 3.2m x 2.57m (10'6" x 8'5")

Bedroom Three 2.98m x 2.07m (9'10" x 6'10")

Bathroom 1.86m x 2.23m (6'1" x 7'4")

Garage 5.5m x 3.01m (18'0" x 9'11")



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: East Northamptonshire
Council Tax Band: C

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.

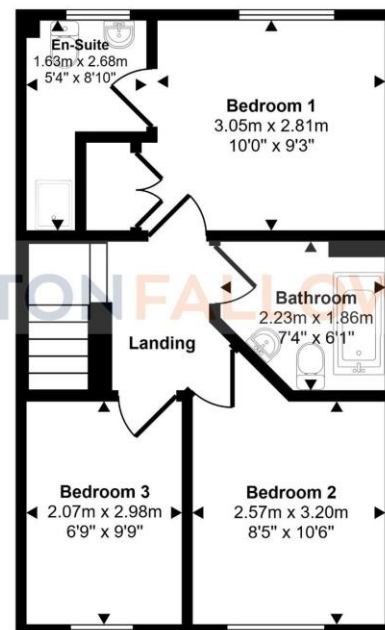
REFERRAL FEES:

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.

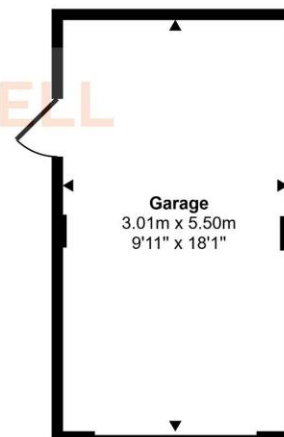
Approx Gross Internal Area
102 sq m / 1095 sq ft



Ground Floor
Approx 46 sq m / 499 sq ft



First Floor
Approx 39 sq m / 417 sq ft



Garage
Approx 17 sq m / 179 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.