



**FOR
SALE**

**NEWTON
FALLOWELL**

01780 754530
newtonfallowell.co.uk

3 Airedale Road, Stamford, PE9 1DJ

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Modernised Semi-detached Home
- Three Bedrooms
- Refitted Kitchen
- Extended Dining Room
- Private Rear Garden
- Ample Parking for 5 Cars
- Detached Single Garage
- Modern Gas Combi Boiler
- EPC Rating C
- Freehold

£249,950





****SOLD PRIOR TO MARKETING****

Set in this popular part of Stamford is this extended THREE BEDROOM Semi-detached home offering separate reception rooms, a ground floor bathroom, refitted kitchen, a private rear garden, ample parking for 5 cars and a single garage.

On entering the home, the hallway features to the stairs to the first floor, doors to the ground floor bathroom, kitchen and living room. The kitchen has been refitted with a range of units to wall and base level with complimentary surface areas and integrated appliances. The bathroom offers a 3 piece white suite and complimentary tiling. The living room is set to the rear of the home and flows through to an extended dining area with patio doors leading out to the rear garden. To the first floor there are three well proportioned bedrooms.

Outside the property, there is a block paved driveway providing ample parking for 5 cars which continues to one side of the property meeting the single garage and gated access to the rear garden. To the rear of the property, the garden is mainly laid to lawn with twin patio seating areas and a footpath meeting the personnel door to the garage which is fitted with power and lighting and has a roller front door.

Hallway 1.92m x 1.77m (6'4" x 5'10")

Downstairs bathroom 1.76m x 1.66m (5'10" x 5'5")

Living room 4.44m x 3.67m (14'7" x 12'0")

Dining room 3.07m x 3.01m (10'1" x 9'11")

Kitchen 3.68m x 2.52m (12'1" x 8'4")

Landing 1.8m x 1.64m (5'11" x 5'5")

Bedroom one 4.42m x 2.74m (14'6" x 9'0")

Bedroom two 3.75m x 2.19m (12'4" x 7'2")

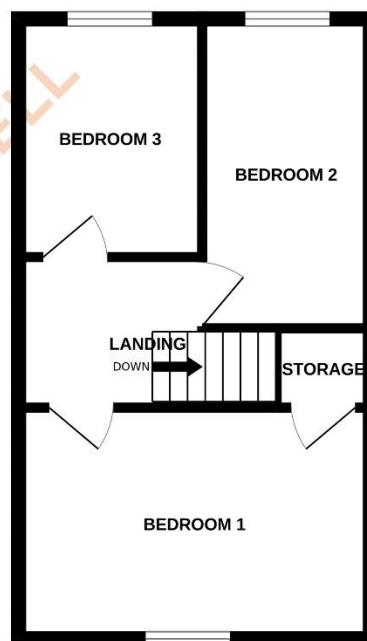
Bedroom three 2.83m x 2.18m (9'4" x 7'2")

Garage 5.79m x 2.7m (19'0" x 8'11")

GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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 | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 72 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.