



12 Bentley Street, Stamford, PE9 1EU

 **NEWTON FALLOWELL**

 3  1  1

Key Features

- No Onward Chain
- Stunning End of Terrace Family Home
- Situated only Walking Distance to Stamford Town Centre
- Three Generous Bedrooms
- Courtyard Rear Garden with Gated Access
- Excellent Downstairs Living Accommodation
- Council Tax Band - B

£279,000





Newton Fallowell are delighted to present this fantastic property, ideally located within walking distance of Stamford town centre. Boasting three generous bedrooms, spacious ground floor living areas, and a charming rear courtyard garden, this home is perfect for a range of buyers.

Upon entering the property, you're welcomed straight into the open-plan living and dining room—a bright and inviting space that retains original character features while offering excellent modern living accommodation.

To the rear, the well-appointed kitchen provides access to the courtyard garden and leads to a stylish downstairs shower room and a separate store/utility area for added convenience.

Upstairs, you'll find three well-proportioned bedrooms. The main bedroom benefits from a lovely front-aspect window, offering views over Stamford's picturesque rooftops.

Externally, there is on-street parking to the front and gated side access to the enclosed courtyard garden—ideal for outdoor dining or relaxing in the warmer months.

The current owners have made a number of thoughtful improvements over the years, including the recent addition of a brand new roof.





Kitchen 2.99m x 2.28m (9'10" x 7'6")

Lounge 3.97m x 3.19m (13'0" x 10'6")

Dining Room 3.97m x 3.4m (13'0" x 11'2")

Bathroom 1.64m x 1.52m (5'5" x 5'0")

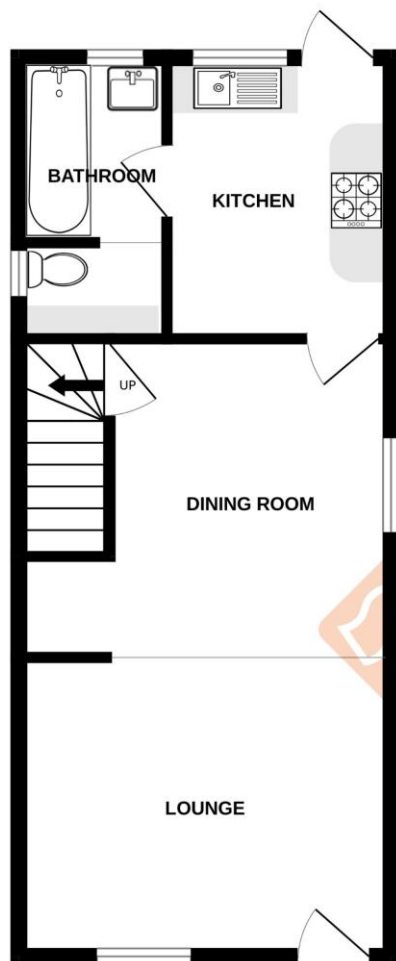
Bedroom One 4.04m x 2.38m (13'4" x 7'10")

Bedroom Two 3.07m x 2.38m (10'1" x 7'10")

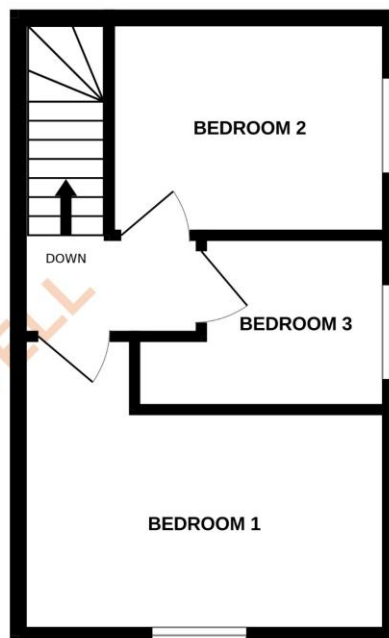
Bedroom Three 1.85m x 2.71m (6'1" x 8'11")



GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA: 744sq.ft. (69.1 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		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
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.