1 Cherryholt Road, Stamford, PE9 2EP

NEWTON FALLOWELL

4 1 3

Key Features

- Detached family home
- Enclosed gardens
- Generous plots
- Prime location within walking distance to town centre
- three piece bathroom
- Modern kitchen
- Potential for ample off road parking (subject to dropping the kerb)
- No onward chain
- EPC Rating D

£535,000

An exceptional opportunity presents itself with this spacious detached house, situated on a generous plot in the heart of Stamford. Conveniently located within easy reach of the town's amenities, this property boasts four double bedrooms, making it an ideal family home.

Upon entering, you are welcomed into an inviting space comprising an entrance hall, a well-appointed living room, a formal dining area, an additional reception room or fifth bedroom, a modern kitchen, a utility room, and a convenient cloakroom. The ground floor seamlessly connects to the rear garden, enhancing the property's overall appeal.

Moving to the first floor, you will find a generously sized double bedroom featuring a built-in wardrobe, alongside the main bedroom that offers ample storage space within its built-in wardrobe. Additionally, there are two more spacious double bedrooms, all serviced by a well-equipped family bathroom complete with a shower over the bath.

Nestled away from the main road, this property not only offers privacy but also presents the opportunity for further development or extension, pending the acquisition of appropriate planning permissions. Previously granted permission for a dropped kerb has lapsed; however, prospective buyers have the option to explore the reinstatement of this feature, enabling the creation of convenient off-road parking. For more details, interested parties are encouraged to inquire with South Kesteven District Council (SKDC) regarding the reapplication process.

Entrance Hall 1.05m x 1.94m (3'5" x 6'5")

Hallway 1.5m x 3.85m (4'11" x 12'7")

Study 1.88m x 3.59m (6'2" x 11'10")

WC 0.83m x 1.6m (2'8" x 5'2")

Living room 4.09m x 4.52m (13'5" x 14'10")

Dining Room 2.9m x 3.84m (9'6" x 12'7")

Kitchen 3.35m x 3.9m (11'0" x 12'10")

Landing 2.81m x 4.06m (9'2" x 13'4")

Bedroom One 3.07m x 4.54m (10'1" x 14'11")

Bedroom Two 2.92m x 3.74m (9'7" x 12'4")

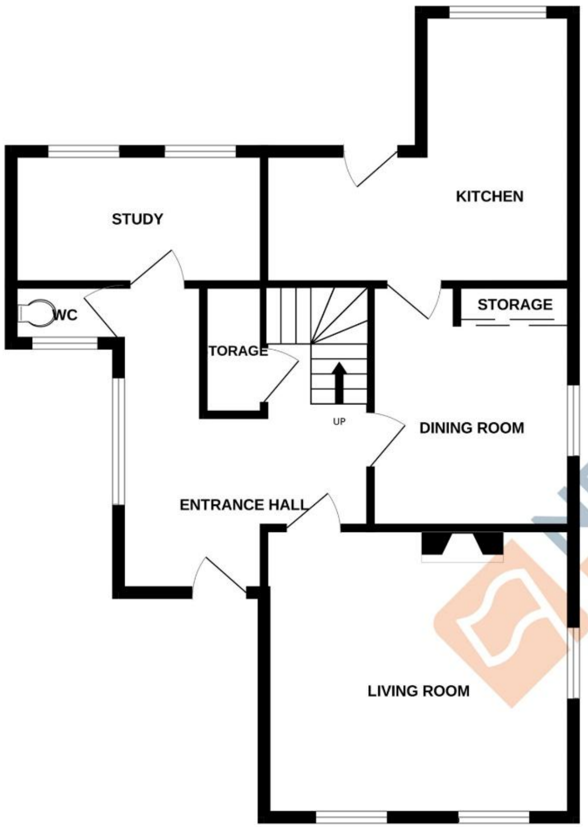
Bedroom Three 2.88m x 3.64m (9'5" x 11'11")

Bedroom Four 2.8m x 2.94m (9'2" x 9'7")

Bathroom 1.49m x 2.7m (4'11" x 8'11")

Wc 0.88m x 1.59m (2'11" x 5'2")

GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.4 sq.m.) approx.

TOTAL FLOOR AREA : 1295 sq.ft. (120.3 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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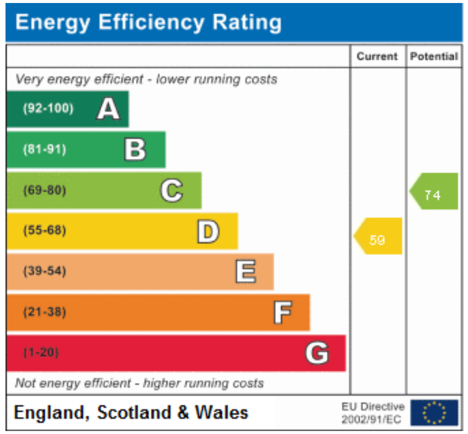

COUNCIL TAX INFORMATION:
Local Authority:
Council Tax Band: C

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.