



95 Masterton Road, Stamford, PE9 1SN

 **NEWTON FALLOWELL**

 3  1  1

Key Features

- Fully Modernised Three Bedroom Family Home
- Very Generous Plot backing onto Fields
- Ideal Location within Walking Distance to Schools and Amenities
- Ample Off Road Parking
- Separate Utility Room
- Great Potential to Extend (STP)
- Council Tax Band - B
- EPC Rating D
- Freehold

£289,950





Located in a popular and well-connected area of Stamford, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, with local amenities just moments away. Set on a generous plot, the property benefits from a large enclosed rear garden, extended living space, ample off-road parking, and exciting potential for future development (subject to planning permission).

The property is arranged over two floors and is entered via a welcoming entrance hall with stairs rising to the first floor. The spacious living/dining room is filled with natural light and offers plenty of room for relaxing and entertaining. The kitchen, which has recently been modernised, is fitted with a range of units, complemented by a handy pantry, and leads to a separate utility room and a downstairs cloakroom.

Upstairs, the first-floor landing connects two generous double bedrooms, a further single bedroom, and a modern three-piece family bathroom.



Externally, the property enjoys a block paved driveway to the front, providing off-road parking for at least two vehicles. The rear garden is a real highlight - fully enclosed and enjoying a sunny aspect, it features a spacious patio, a lawned area with mature borders and backing onto farmers fields!



Entrance hall 3.02m x 1.85m (9'11" x 6'1")

Lounge/Diner 6.3m x 3.96m (20'8" x 13'0")

Kitchen 4.14m x 2.62m (13'7" x 8'7")

Hallway 4.34m x 0.91m (14'2" x 3'0")

Utility 3.2m x 1.4m (10'6" x 4'7")

WC 1.4m x 0.74m (4'7" x 2'5")

Landing 2.06m x 2.01m (6'10" x 6'7")

Bedroom one 3.53m x 3.38m (11'7" x 11'1")

Bedroom two 3.33m x 2.69m (10'11" x 8'10")

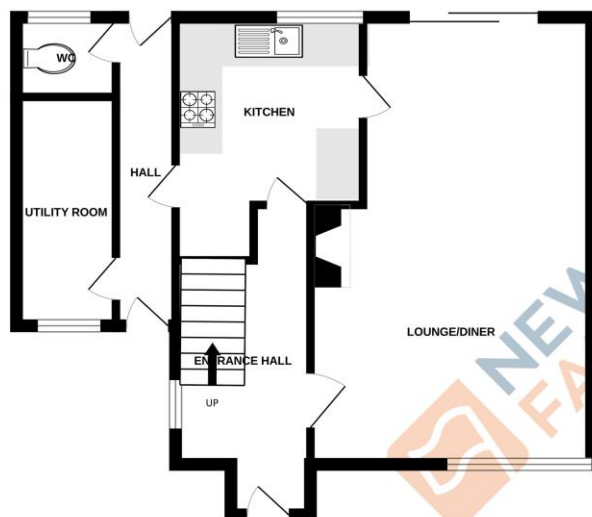
Bedroom three 2.67m x 2.41m (8'10" x 7'11")

Bathroom 1.88m x 1.63m (6'2" x 5'4")

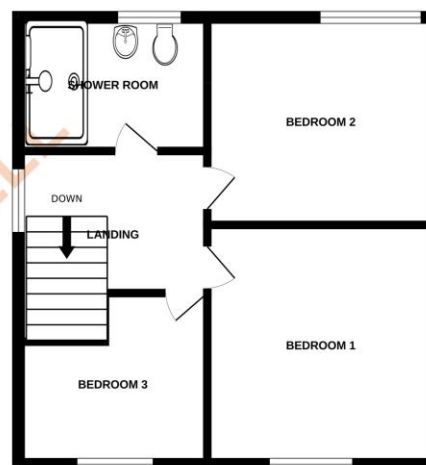




GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.7 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		86 B
69-80	C		
55-68	D	66 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.