



29 Reform Street, Stamford, PE9 2XB

 **NEWTON FALLOWELL**

 3  1  2

Key Features

- Three Bedroom Family Home
- Substantial South Facing Rear Garden
- Two reception rooms
- Downstairs three piece bathroom
- Three well balanced bedrooms
- Ideal First Home or Investment Property
- EPC Rating D
- Freehold

Guide Price £250,000 - £260,000





Three bedroom mid terrace situated in a popular location of Stamford close to local amenities and schools. The property boasts two reception rooms, galley kitchen, three piece bathroom, three well balanced bedrooms and enclosed rear garden.

The property is arranged over two floors, entering via the spacious dining room with stairs leading to the first floor and an opening to the light and airy living room, benefitting from a generous storage cupboard. Continuing through to the galley kitchen boasting a wealth of units, the rear hall providing access to the rear garden and a three piece bathroom. To the first floor, the landing connects three well proportioned bedrooms.

Outside the south facing rear garden is mainly laid to lawn with a patio area ideal for seating. A must view property for first time buyers or investors!

Dining room 5.25m x 3.32m (17'2" x 10'11")



Living room 3.77m x 3.61m (12'5" x 11'10")

Kitchen 2.82m x 2.13m (9'4" x 7'0")

Rear hall 2.13m x 0.89m (7'0" x 2'11")

Bathroom 2.13m x 1.78m (7'0" x 5'10")

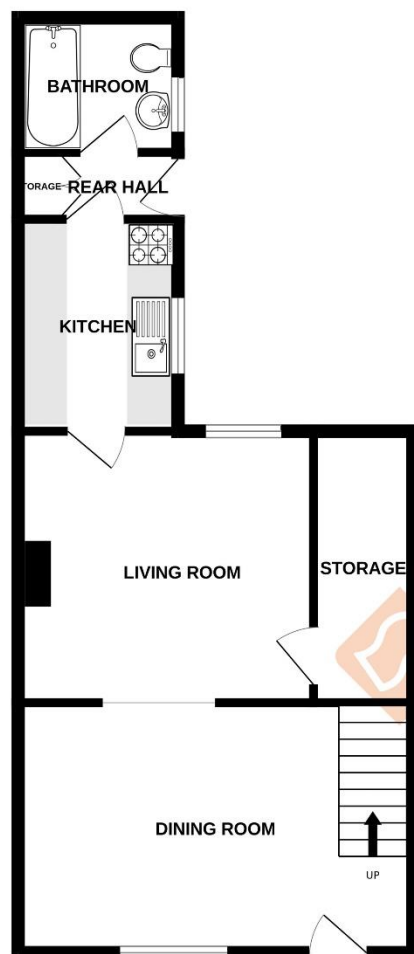
Landing 1.95m x 2.71m (6'5" x 8'11")

Bedroom one 5.25m x 3.32m (17'2" x 10'11")

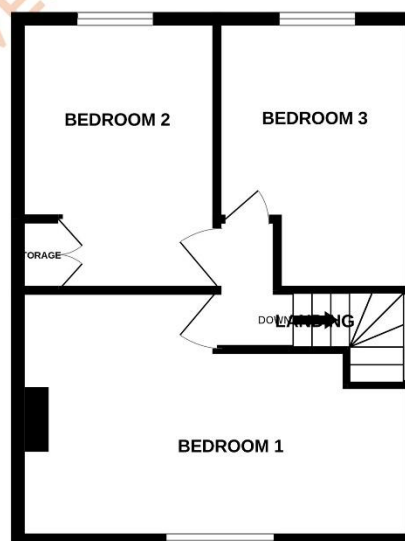
Bedroom two 3.63m x 2.41m (11'11" x 7'11")

Bedroom three 3.63m x 2.71m (11'11" x 8'11")

GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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		84 B
69-80	C		
55-68	D	67 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.