



Barrowfield Drive, Stamford

 **NEWTON FALLOWELL**

 3  1  1

Key Features

- Ideal First Home or Investment Property
- Open Green Front Aspect
- Three Generous Bedrooms
- Off Road Parking For Two Vehicles
- Enclosed Rear Garden
- Situated Down a Private Road
- Council Tax Band - B
- EPC Rating B
- Freehold

GUIDE PRICE £290,000 - £300,000





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Newton Fallowell are delighted to offer this immaculately presented, three-bedroom mid-terrace home, offering a fantastic position overlooking a green on the popular Exeter Fields development. Well-presented throughout, the property is perfectly placed for easy access to the A1, Stamford town centre, and well-regarded local schools.

The ground floor offers a large entrance hall providing access to the ground floor reception rooms and first floor. The first door on the right leads into a modern kitchen breakfast room. Going through the property, there is handy understairs storage and a convenient WC. At the rear of the property, there is a spacious living room with a door opening out to the rear garden.

The first floor offers three generously sized bedrooms, with the main bedroom benefitting from windows overlooking the open green. To complete the first floor, there is a modern three-piece family bathroom.

Outside, the property benefits from a small front garden with views across the green, while the rear garden is low maintenance with a patio, lawn, and gated rear access.





Lounge / Diner 3.83m x 4.67m (12'7" x 15'4")

Downstairs WC 1.39m x 1.9m (4'7" x 6'2")

Kitchen Breakfast Room 2.56m x 3.38m (8'5" x 11'1")

Entrance Hall 5.15m x 2.02m (16'11" x 6'7")



Bedroom One 4.7m x 4.07m (15'5" x 13'5")

Bedroom Two 3.64m x 3.05m (11'11" x 10'0")

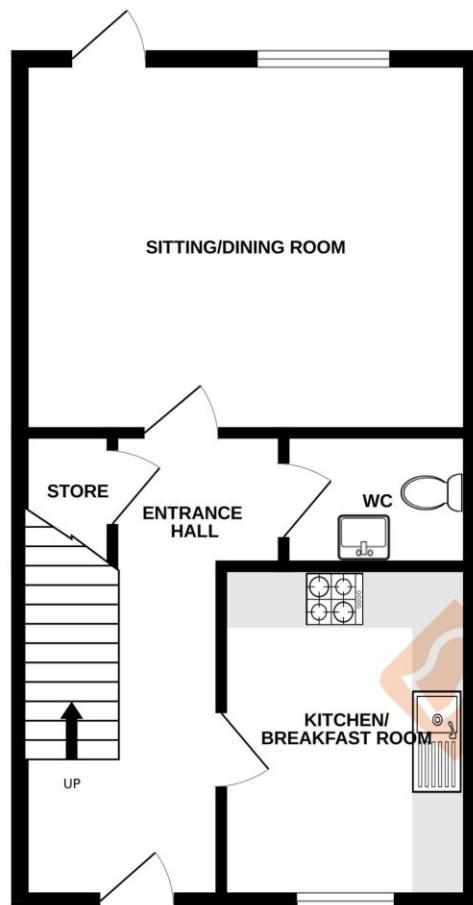
Bedroom Three 3.66m x 1.91m (12'0" x 6'4")

Bathroom 2.1m x 1.97m (6'11" x 6'6")

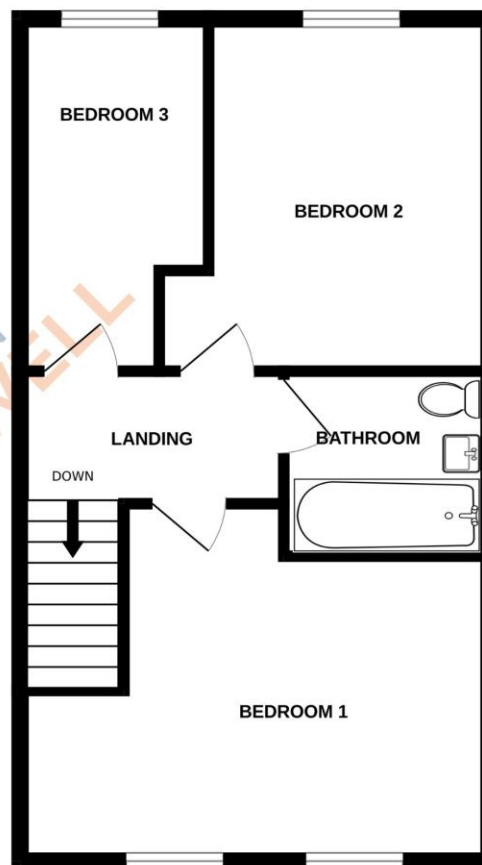




GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 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		97 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
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.