



Abbotts Close, Stamford

 **NEWTON FALLOWELL**

 3  1  2

Key Features

- Three Bedroom Family Home
- Ample Off Road Parking
- Backing onto Private Allotments
- Within Walking Distance to Burghley House and Stamford
- Bespoke Wooden Shutters Fitted Throughout
- Prime Cul De Sac Location
- Council Tax Band - B
- EPC Rating C
- Freehold

£259,950





Newton Fallowell are delighted to present this spacious three-bedroom terraced home, ideally located in a quiet cul-de-sac within walking distance of the iconic Burghley House and the heart of Stamford town centre. The current owners have significantly upgraded the property, presenting it in excellent condition throughout.

Upon entering, you're welcomed by a porchway leading to both the upstairs accommodation and the ground floor living areas. The generous living room is the first space you encounter, featuring a large front-facing window and an attractive feature fireplace. To the rear, a bright and functional kitchen-diner provides ample countertop space and includes a useful understairs storage cupboard. Completing the ground floor is a superb sunroom that enjoys views over the private courtyard garden.

Upstairs, the home offers three well-proportioned bedrooms. The main bedroom boasts a front-facing window fitted with bespoke wooden shutters, while the recently updated family bathroom is stylish and modern.

The rear garden has been designed for low maintenance, predominantly laid to patio and complemented by multiple storage sheds. It backs onto privately owned allotments, providing a pleasant and secluded outlook. At the front, the property benefits from ample off-road parking, courtesy of a gravelled driveway installed by the current owners.

Porch 1.1m x 1.79m (3'7" x 5'11")

Lounge 5.53m x 3.33m (18'1" x 10'11")

Kitchen 2.7m x 3.87m (8'11" x 12'8")

Dining Room 2.5m x 2.64m (8'2" x 8'8")

Conservatory 4.27m x 2.86m (14'0" x 9'5")

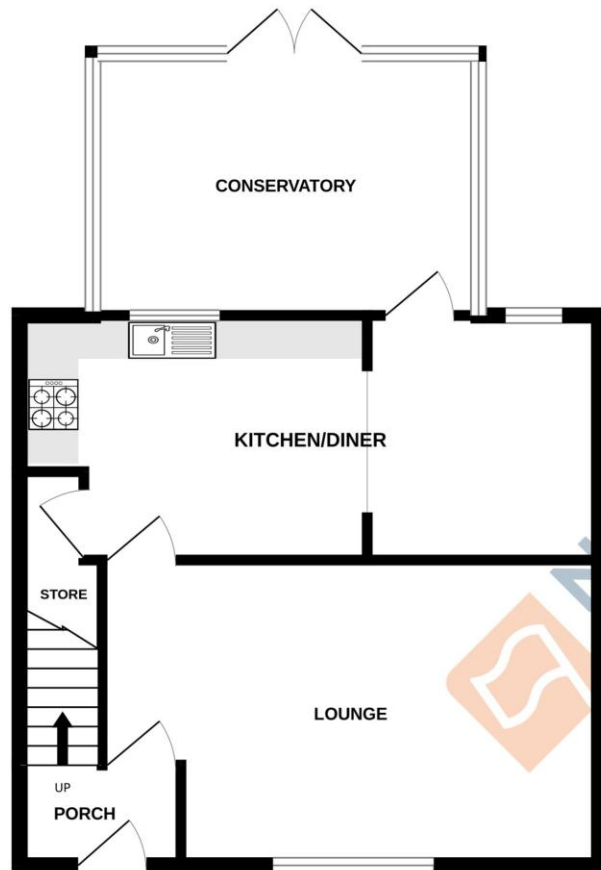
Bedroom One 3.65m x 3.41m (12'0" x 11'2")

Bedroom Two 2.63m x 4.6m (8'7" x 15'1")

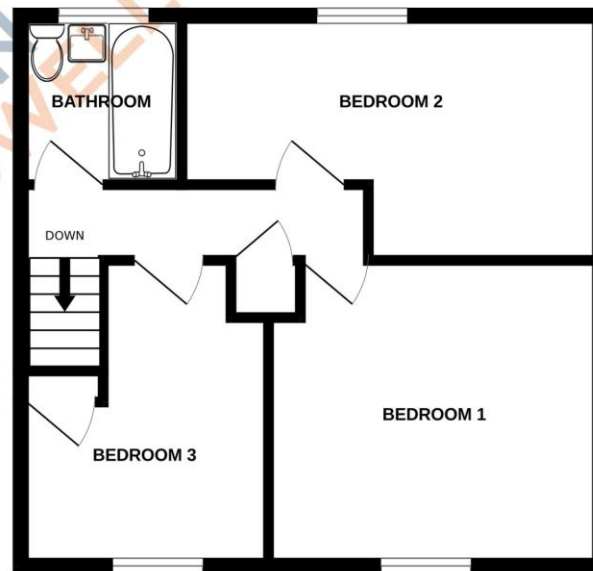
Bedroom Three 2.74m x 2.84m (9'0" x 9'4")

Family Bathroom 1.66m x 1.77m (5'5" x 5'10")

GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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.

Made with Masterplan 4/2019C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 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.