



St Leonards Street, Stamford

 **NEWTON FALLOWELL**



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## Key Features

- Stamford Town Centre Location!
- Two Bedroom Character Property
- Courtyard Style Rear Garden with Outbuildings
- In Need of Modernisation Throughout
- Ideal First Home or Investment Property
- Permit On Street Parking
- Council Tax Band - B
- EPC Rating – TBC
- Freehold

£210,000





\*No Onward Chain\* Newton Fallowell is pleased to present this charming two-bedroom character home, ideally situated just moments from the heart of Stamford Town Centre. Perfect for first-time buyers or investors, the property offers excellent potential and scope for personalisation.

Upon entry, a welcoming porch leads to both the ground and first-floor accommodation. To the left, you'll find a spacious lounge featuring a front-facing window, a gas fireplace, and access to useful understairs storage. Towards the rear, there is a generous dining room with access to a separate kitchen, which in turn opens onto the private rear garden.

Upstairs, the property boasts two well-proportioned double bedrooms, with the principal room featuring a delightful original fireplace. A three-piece family bathroom and additional storage cupboards complete the first floor.

Set back from a private road, the home is approached via a footpath leading to the front entrance. The low-maintenance rear garden provides a peaceful retreat and includes two substantial outbuildings—one serving as a storage space and the other as an external WC.



Porch 1.26m x 0.87m (4'1" x 2'11")

Lounge 3.31m x 4.14m (10'11" x 13'7")

Dining Room 3.22m x 2.11m (10'7" x 6'11")

Kitchen 1.5m x 2.12m (4'11" x 7'0")

Bedroom One 2.63m x 3.29m (8'7" x 10'10")

Bedroom Two 2.21m x 4.58m (7'4" x 15'0")

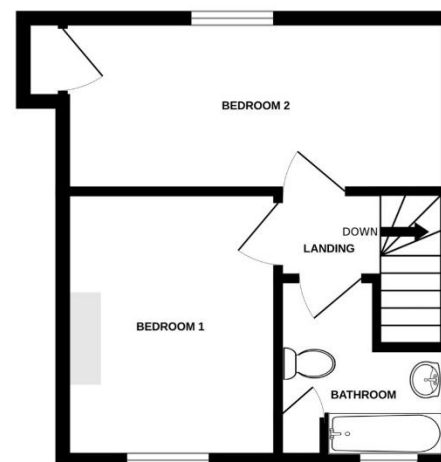
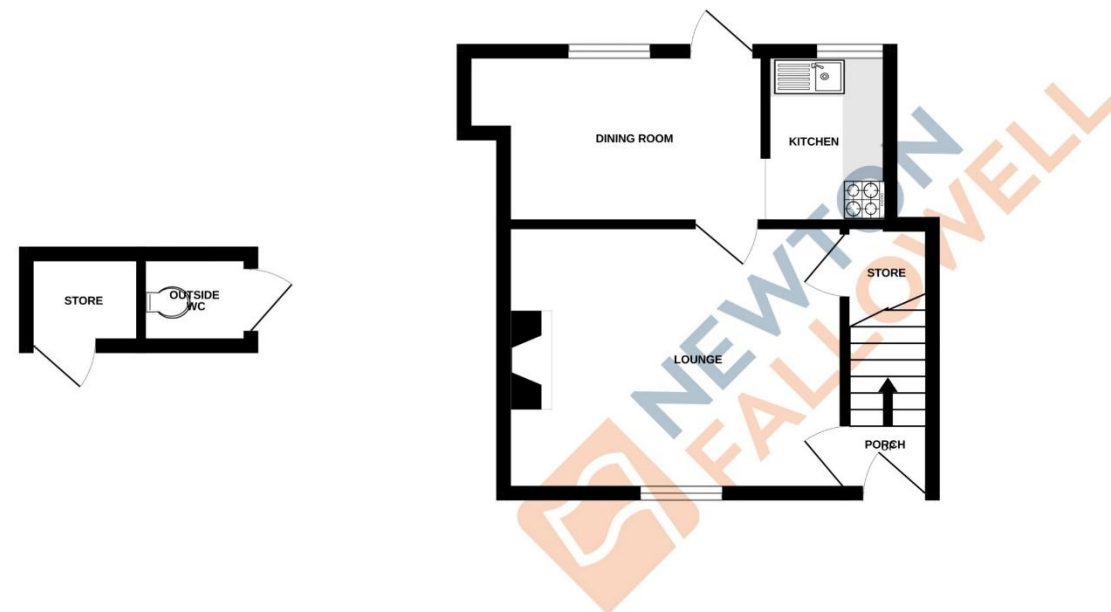
Outside WC 0.94m x 1.39m (3'1" x 4'7")

Outside Store 1.41m x 0.94m (4'7" x 3'1")

OUTBUILDING  
33 sq.ft. (3.1 sq.m.) approx.

GROUND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.

1ST FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 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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#### 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.