



5 Queens Walk, Stamford, PE9 2QF

 **NEWTON FALLOWELL**

 3  2  2

Key Features

- Prime location of Stamford
- Open plan living space
- Kitchen with an array of modern units
- Three well balanced bedrooms
- Two modern bathrooms
- Enclosed landscaped rear garden
- Great views over allotments to the rear
- Driveway to the front
- No onward chain
- EPC Rating D
- Freehold

Guide Price £350,000 - £365,000





****GUIDE PRICE £350,000 - £365,000****

****NO ONWARD CHAIN****

A beautifully presented three-bedroom mid-terrace home, ideally located in a desirable area of Stamford with easy access to local amenities and the town centre. This charming property features stylish open-plan living on the ground floor, a modern kitchen, two contemporary bathrooms, a landscaped rear garden with elevated views, and a private driveway to the front.

The accommodation is arranged over three floors, entering into a welcoming hallway with stairs rising to the first floor and access to the main reception room. The spacious and light-filled living room boasts a striking feature fireplace and flows seamlessly into the generous dining room—perfect for both everyday living and entertaining. The modern kitchen is well-appointed with a range of sleek units and integrated appliances. To the first floor, the landing leads to two well-proportioned bedrooms and a modern three-piece family bathroom. The second floor is dedicated to the impressive principal bedroom, which benefits from built-in double wardrobes, a walk-in en-suite shower room, and uninterrupted views over the rear allotments.

Externally, the front of the property features a block-paved driveway with attractive shrub borders. The enclosed rear garden has been thoughtfully landscaped over two tiers with low-maintenance sandstone patio areas, offering an ideal space for outdoor relaxation.





Entrance hall 1.12m x 0.89m (3'8" x 2'11")

Living room 3.51m x 3.37m (11'6" x 11'1")

Dining room 4.4m x 3.3m (14'5" x 10'10")

Kitchen 3.33m x 2.39m (10'11" x 7'10")

Landing 4.56m x 2.08m (15'0" x 6'10")

Bedroom two 3.32m x 2.22m (10'11" x 7'4")

Bedroom three 3.53m x 2.37m (11'7" x 7'10")

Bathroom 2.29m x 2.06m (7'6" x 6'10")

Bedroom one 5.18m x 3.41m (17'0" x 11'2")

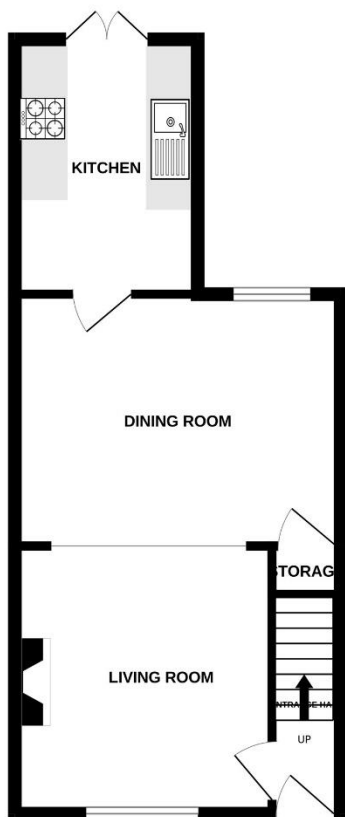
Ensuite 1.66m x 1.56m (5'5" x 5'1")



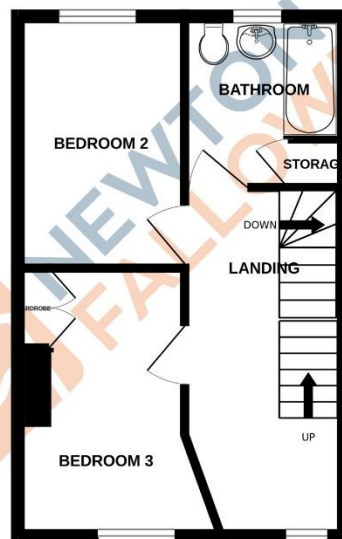
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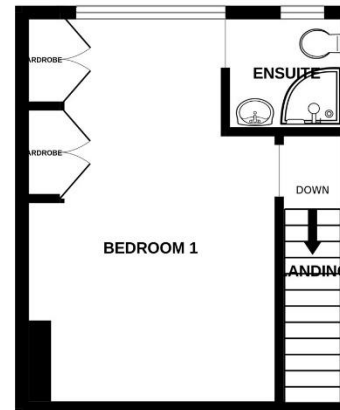
GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



2ND FLOOR
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: SKDC

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 £62 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.