



25 Highlands Way, Stamford, PE9 2XJ

 **NEWTON FALLOWELL**

 3  1  2

Key Features

- Prime location of Stamford
- Three bedroom semi-detached
- Generous rear garden
- No Onward Chain
- Great potential with the right vision (STP)
- Two reception rooms
- Driveway and single garage
- EPC rating - D
- Freehold

£325,000





**** NO ONWARD CHAIN ****

A bay-fronted three-bedroom semi-detached home, ideally situated in a sought-after area of Stamford, within close proximity to local amenities and highly regarded primary schools. The property requires modernisation but offers excellent potential (subject to planning permission), making it an ideal opportunity for those looking to create a bespoke family home.

The accommodation is arranged over two floors and is entered via a welcoming entrance hall with stairs to the first floor, under-stair storage, and access to both the kitchen and dining room. The front-facing dining room enjoys an abundance of natural light through a charming bay window and leads through double doors into a spacious living room, featuring a central fireplace and access to the rear garden. The kitchen is fitted with a range of units and houses an updated gas boiler.

Upstairs, the landing leads to two well-proportioned double bedrooms, a further single bedroom, a two-piece shower room, and a separate WC. Externally, the property is set back from the road with a low-maintenance front garden, a pathway to the front door, and a driveway providing ample off-road parking, leading to a single garage with double doors. The generous rear garden is fully enclosed and benefits from a patio seating area and a large lawn, offering excellent outdoor space for families or keen gardeners.





Entrance Hall 1.99m x 3.78m (6'6" x 12'5")

Dining Room 3.32m x 3.34m (10'11" x 11'0")

Living Room 4.09m x 3.33m (13'5" x 10'11")

Kitchen 1.95m x 3.78m (6'5" x 12'5")

Bedroom One 3.06m x 4.43m (10'0" x 14'6")

Bedroom Two 4.33m x 4.44m (14'2" x 14'7")

Bedroom Three 2.22m x 2.45m (7'4" x 8'0")

Shower Room 1.95m x 1.95m (6'5" x 6'5")

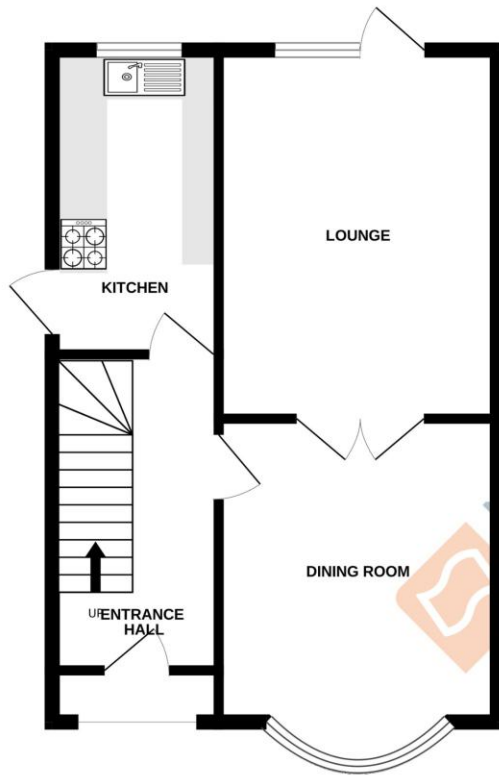
WC 0.78m x 1.21m (2'7" x 4'0")

Garage 2.54m x 5.13m (8'4" x 16'10")

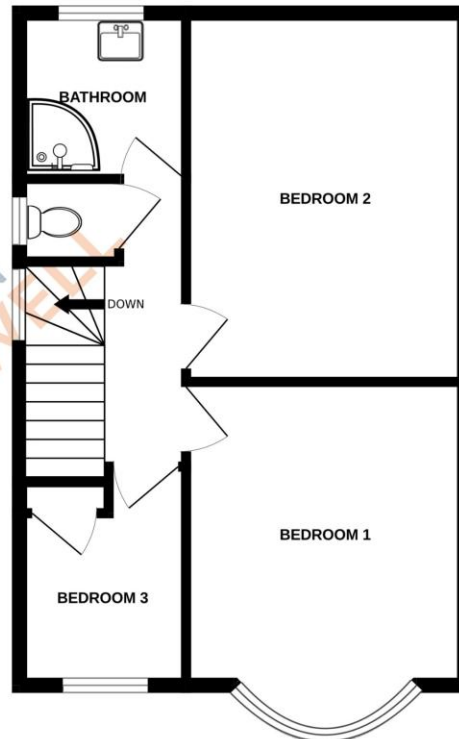




GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 961sq.ft. (89.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: C

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.