



Conduit Road, Stamford

 **NEWTON FALLOWELL**

 3  3  2

Key Features

- Immaculately Prestend Three Bedroom, Three Story Family Home
- Walking Distance to Stamford Town Centre
- Offering Family Bathroom and Two En-Suites
- Ample Downstairs Living Accommodation
- Low Maintenance Front and Rear Gardens
- Offering Orginal Character Features!
- Council Tax Band - C
- EPC Rating - TBC
- Freehold

£389,950





Newton Fallowell are delighted to present this immaculately presented three-bedroom family home, located just moments from Stamford Town Centre. Offering an abundance of space, the property features three double bedrooms, two of which benefit from en-suite bathrooms. The current owners have made a superb addition of a low-maintenance rear garden — perfect for entertaining guests.

Upon entering, you are greeted by a welcoming entrance hall providing access to the downstairs reception rooms and first floor. This space retains the original tiled flooring, adding charm and character. The first door on the left opens into a separate living room, complete with a feature fireplace and a bay window fitted with wooden shutters. Continuing through, you will find a spacious open-plan kitchen/dining room. The kitchen is well-equipped with ample worktop space, an electric oven, and a built-in fridge/freezer. The ground floor also benefits from understairs storage and a convenient downstairs WC/utility room.

The first floor hosts two double bedrooms, with the main bedroom situated at the front of the property. This bright and airy room boasts dual-aspect windows and a private en-suite shower room. A modern three-piece family bathroom completes this level.

The second floor offers a generous double bedroom with Velux windows, a private en-suite shower room, and useful eaves storage.

The rear garden is a true focal point — designed for low maintenance with porcelain tiles leading to a rear gate, alongside a large artificial lawn with mature borders. To the front, there is a charming courtyard-style garden with steps leading down to the pavement.





Lounge 4.14m x 3.61m (13'7" x 11'10")

Dining Room 3.96m x 3.78m (13'0" x 12'5")

Kitchen 4.98m x 3.36m (16'4" x 11'0")

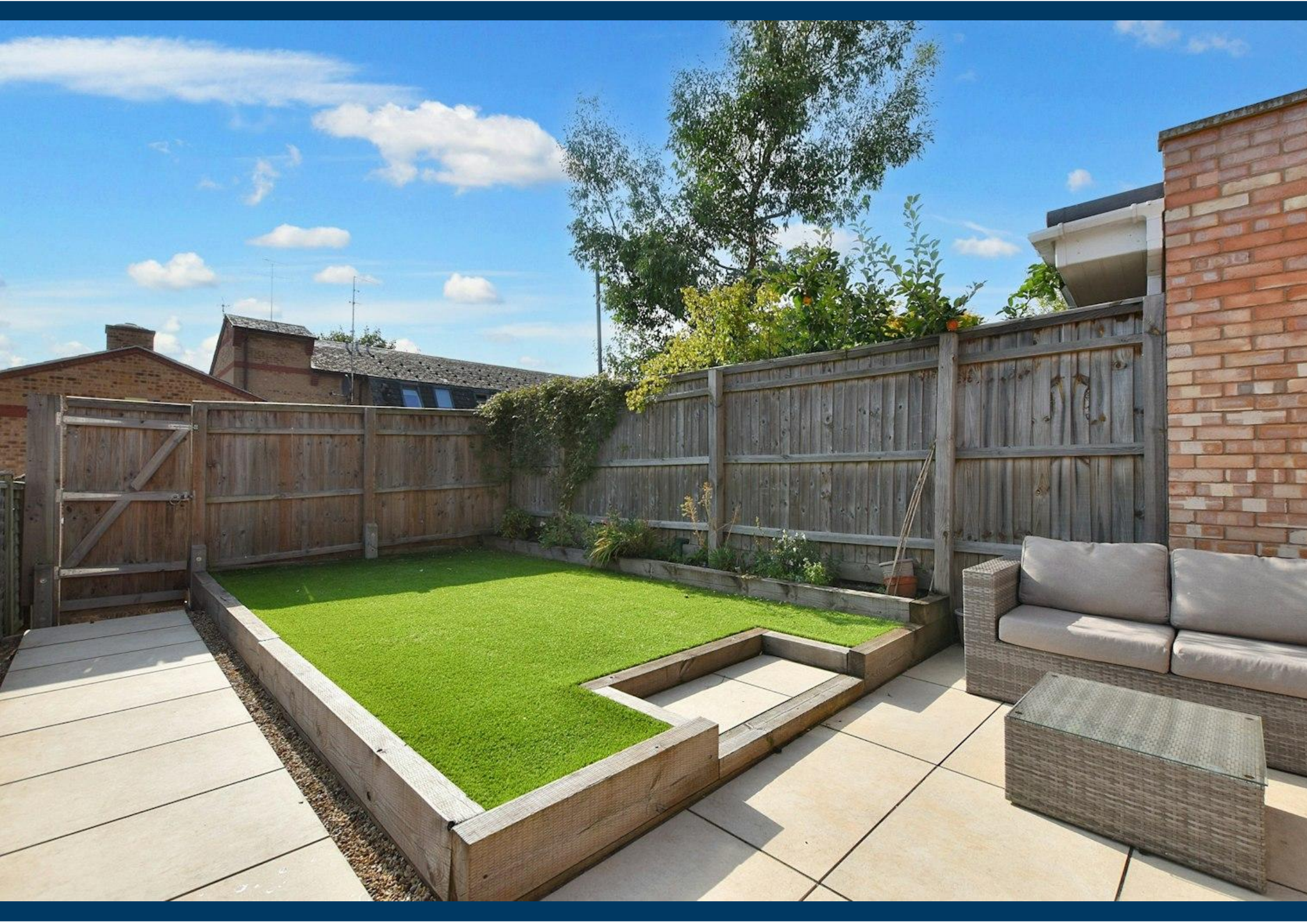
WC/Utility 2.51m x 1.3m (8'2" x 4'4")

Bedroom One 4.72m x 3.66m (15'6" x 12'0")

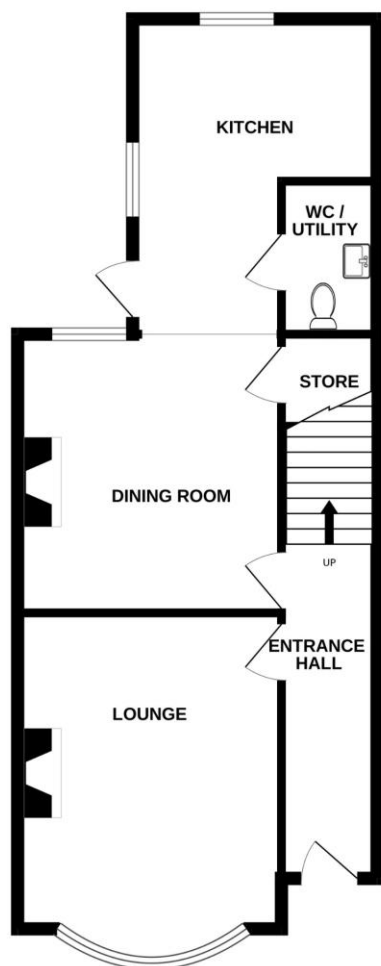
Bedroom Two 5.82m x 3.4m (19'1" x 11'2")

Bedroom Three 3.94m x 2.95m (12'11" x 9'8")

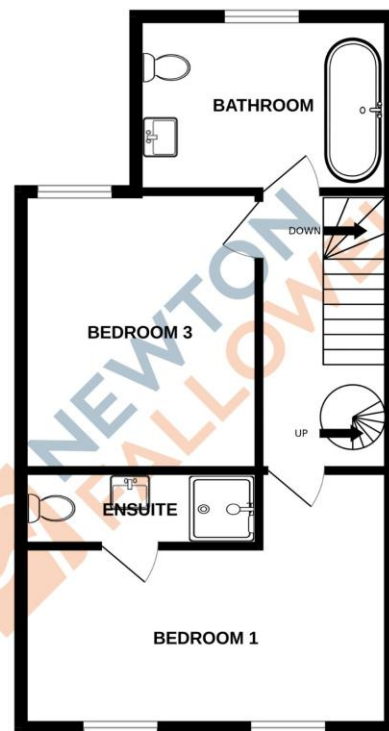




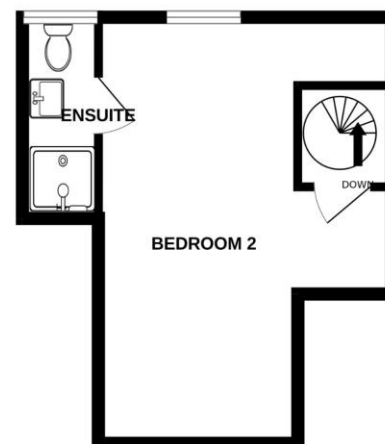
GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



2ND FLOOR
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (119.9 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: 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.