



Caithness Road, Stamford

 **NEWTON FALLOWELL**

 3  1  2

Key Features

- Immaculate Extended Three Bedroom Home
- Open Plan Kitchen Dining and Snug
- Completely Modernised all Throughout
- Highly Sought After Area
- New Windows and Doors Recently Installed
- Block Paved Driveway and Single Garage
- Council Tax Band - C
- EPC Rating - D
- Freehold

£370,000





Newton Fallowell are delighted to offer this extended three-bedroom semi-detached home finished to a high quality, situated in a popular area of Stamford close to local amenities, primary schools and easy access routes. The property boasts an open plan kitchen/diner/living space, modern kitchen with quartz worktops, oak flooring, downstairs cloakroom, modern three-piece bathroom, ample off road parking, generous rear garden.

The property is arranged over two floors, entered via a spacious entrance hall with oak flooring, stairs leading to the first floor and a cloakroom underneath. To one side of the property is the large lounge again with oak flooring and tastefully decorated. Completing downstairs is the extended kitchen diner/living space featuring modern units, integrated appliances, quartz worktops and an island with french doors leading outside. To the first floor, the landing connects two well balanced double bedrooms, a further single bedroom and a family size three piece bathroom fully tiled.

Outside to the front is a block paved driveway creating off road parking for at least two vehicles. Gated access to the side of the property leads down to the workshop/ summer house and rear garden. This space is mainly laid to lawn and offering a great sense of privacy.





Entrance Hall 4.78m x 1.8m (15'8" x 5'11")

Living Room 3.32m x 4.95m (10'11" x 16'2")

Open Plan Kitchen/Dining/Snug 5.25m x 4.8m (17'2" x 15'8")

Landing 2.45m x 1.81m (8'0" x 5'11")



Bedroom One 3.42m x 3m (11'2" x 9'10")

Bedroom Two 3.8m x 3.32m (12'6" x 10'11")

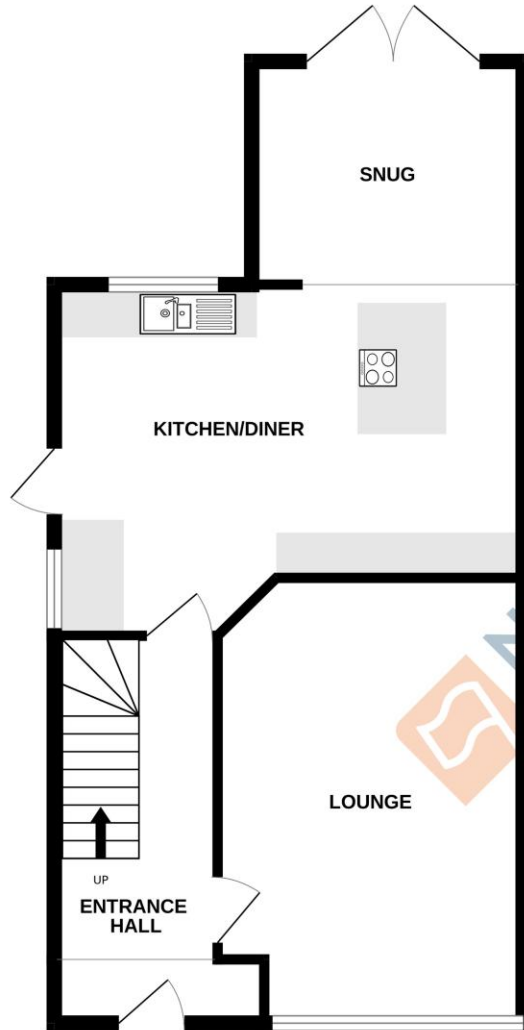
Bedroom Three 2.56m x 2.19m (8'5" x 7'2")

Bathroom 1.78m x 2.07m (5'10" x 6'10")

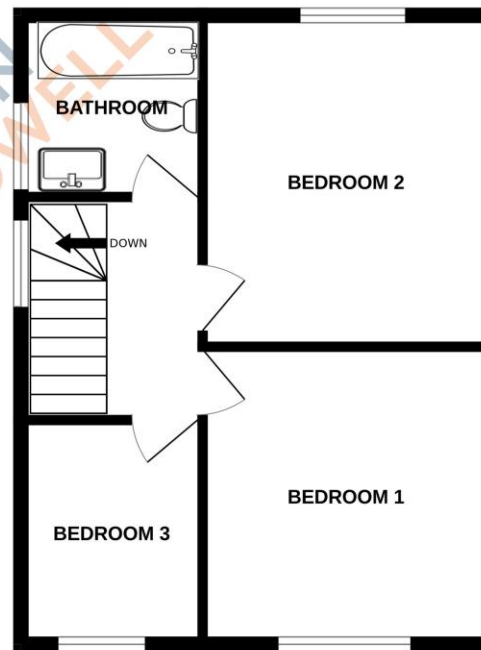




GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



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.