



Austin Street, Stamford,

 **NEWTON FALLOWELL**

 3  2  2

Key Features

- Character Three Bedroom Family Home
- Offering an Abundance of Space over Three Floors
- Central Town Centre Stamford Location
- No Onward Chain
- South Facing, Courtyard Style Rear Garden
- Incredible Views Overlooking Stamford Meadows
- Council Tax Band - E
- EPC Rating D
- Freehold

£675,000





No Onward Chain

Newton Fallowell are delighted to present this unique character cottage, perfectly positioned just moments from Stamford town centre and enjoying spectacular views across the town and meadows. Offering generous living space and excellent potential, this home combines charm, versatility and convenience. The accommodation is arranged over three floors, with multiple reception rooms, three well-proportioned bedrooms, an en-suite and family bathroom. Externally, the property benefits from a south-facing, low-maintenance garden and a double garage.

On entering, a spacious hallway provides access to the main reception rooms and stairs to the upper floors. To the left, the formal living room enjoys dual-aspect windows, a feature fireplace and access out to the rear garden. A separate dining room sits on the lower level, while at the far end of the property the kitchen offers fantastic scope to create an open-plan kitchen/dining space (Subject to building regulations). Completing the ground floor is a useful utility room and downstairs WC.

Upstairs, the first floor features two generous double bedrooms, including a principal suite with a large en-suite shower room, alongside the main family bathroom with four-piece suite and airing cupboard. The top floor hosts a further spacious double bedroom, enhanced by two large dormer windows framing stunning views over Stamford's rooftops and the meadows beyond.

Outside, the home is set in an enviable location, just a short walk from Stamford's vibrant centre. The south-facing courtyard-style garden offers a private space to relax and entertain, with direct access to the double garage.





Lounge 6.15m x 4.88m (20'2" x 16'0")

Dining Room 3.81m x 3.6m (12'6" x 11'10")

Kitchen Breakfast Room 4.8m x 3.7m (15'8" x 12'1")

Bedroom One 4.9m x 3.13m (16'1" x 10'4")

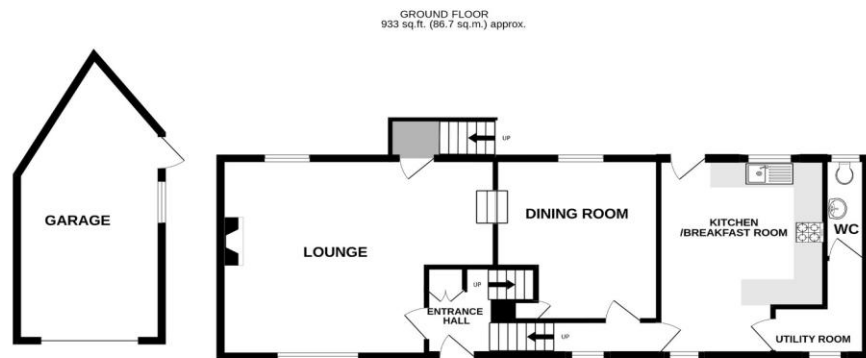
Bedroom Two 5.57m x 4.58m (18'4" x 15'0")

Bedroom Three 6.5m x 2.52m (21'4" x 8'4")

Double Garage 6.94m x 3.22m (22'10" x 10'7")







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: E

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.