



Cambridge Road, Stamford

 **NEWTON FALLOWELL**

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Key Features

- Three Bedroom Detached Bungalow
- Open Plan Kitchen Diner
- Multiple Separate Reception Rooms
- En-Suite and Family Bathroom
- South Facing Rear Garden
- Fully Modernised Throughout
- Council Tax Band - E
- EPC Rating C
- Freehold

Guide price £480,000





Guide Price: £480,000 - £490,000

Newton Fallowell are delighted to present this beautifully renovated detached bungalow, finished to an exceptional standard. With a freshly rendered exterior, the property offers impressive kerb appeal and a stylish modern feel. Ideally located, it provides easy access to local amenities, Stamford town centre, and the A1.

Step inside and you are welcomed by a bright, spacious entrance hall leading to the main reception areas and bedrooms. At the heart of the home lies a striking open-plan kitchen, dining, and living space. The contemporary kitchen is fitted with a range of integrated appliances and flows seamlessly into a versatile living area, featuring a cosy snug to one side and a generous dining space to the other. Expansive 5-metre bi-fold doors frame stunning views of the private rear garden, effortlessly blending indoor and outdoor living.

The accommodation continues with a separate, generously sized sitting room, complete with a feature multi-fuel stove set on a marble hearth.

The bungalow offers three spacious double bedrooms. The principal bedroom, set to the rear for added privacy, benefits from a sleek en-suite shower room with modern fittings.

Outside, the property enjoys a well-enclosed rear garden, ideal for entertaining or relaxing, along with a neat front lawn. Additional features include driveway parking, a garage, and an electric vehicle charging point.





Entrance Hall 4.08m x 2.62m (13'5" x 8'7")

Living Room 5.05m x 4.11m (16'7" x 13'6")

Kitchen 7.09m x 3.04m (23'4" x 10'0")

Lounge / Diner 10.35m x 2.69m (34'0" x 8'10")

Bedroom One 3.73m x 3.52m (12'2" x 11'6")

Bedroom Two 4m x 3.36m (13'1" x 11'0")

En-suite 2.5m x 1.16m (8'2" x 3'10")

Bedroom Three 3.04m x 3.04m (10'0" x 10'0")

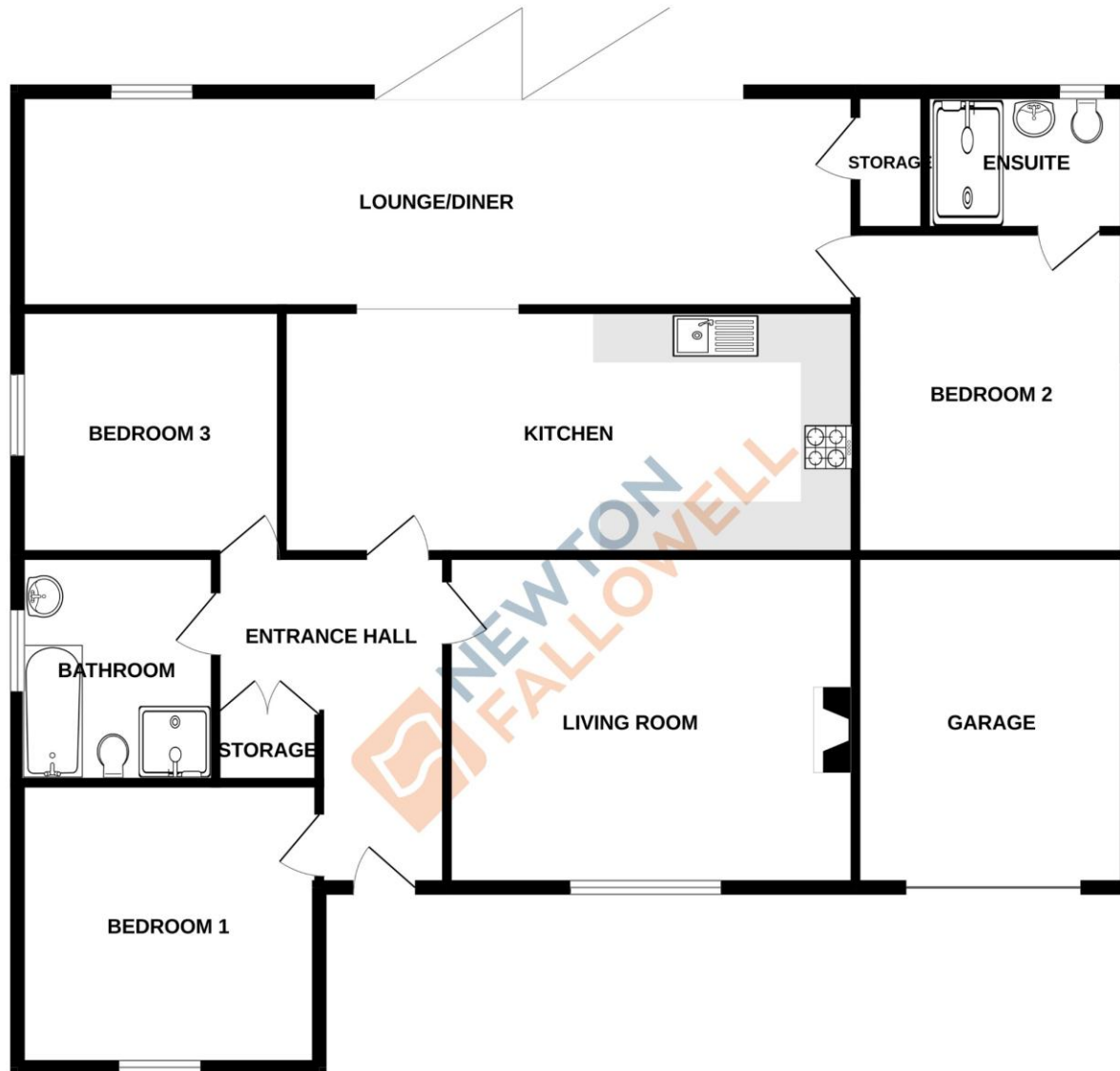
Bathroom 2.45m x 2.82m (8'0" x 9'4")

Garage 4.00m x 3.5m (13'1" x 11'6")





GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	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.