



Groves Crescent, Stamford

 **NEWTON FALLOWELL**

 2  1  2

Key Features

- Two Bedroom Property in a Great Condition
- Ideal Location, Close to Amenities and the A1
- Off Road Parking to the Front
- Ideal First Home or Investment Property
- Spacious Ground Floor Accommodation
- Council Tax Band - B
- EPC Rating B
- Freehold

£250,000



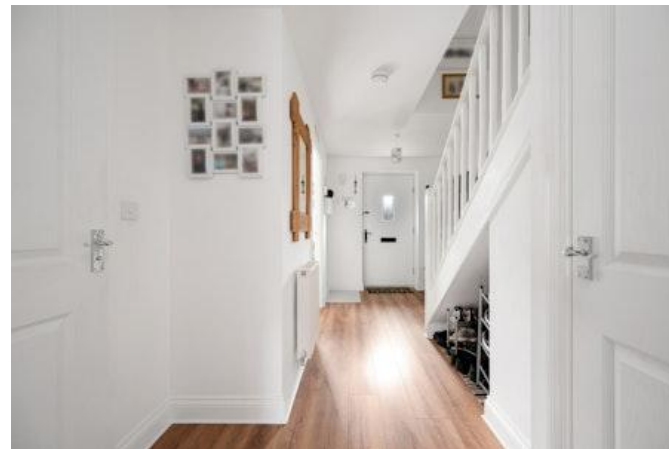


Newton Fallowell are pleased to present this beautifully maintained two-bedroom mid-terrace home, ideally positioned on the sought-after Exeter Fields development with open views across a green. Offering stylish accommodation and a prime location, the property provides excellent access to the A1, Stamford town centre, and highly regarded local schools.

The ground floor features a welcoming entrance hall leading to all principal rooms. To the front, a modern kitchen/breakfast room offers both functionality and style. A useful understairs storage cupboard and a guest WC add further convenience. To the rear, the spacious living room enjoys plenty of natural light and opens directly onto the private garden.

Upstairs, there are two generous double bedrooms. A contemporary three-piece family bathroom completes the first floor.

Outside, the property benefits from off-road parking for one vehicle, while the front outlook enjoys attractive views towards Wothorpe. The rear garden is mainly laid to lawn with a patio area, garden shed, and gated rear access.





Kitchen Breakfast Room 3.05m x 2.52m (10'0" x 8'4")

Lounge 3.18m x 4.72m (10'5" x 15'6")

Entrance Hall 2.1m x 4.79m (6'11" x 15'8")

WC/Utility 1.45m x 1.9m (4'10" x 6'2")



Bedroom One 3.2m x 4.7m (10'6" x 15'5")

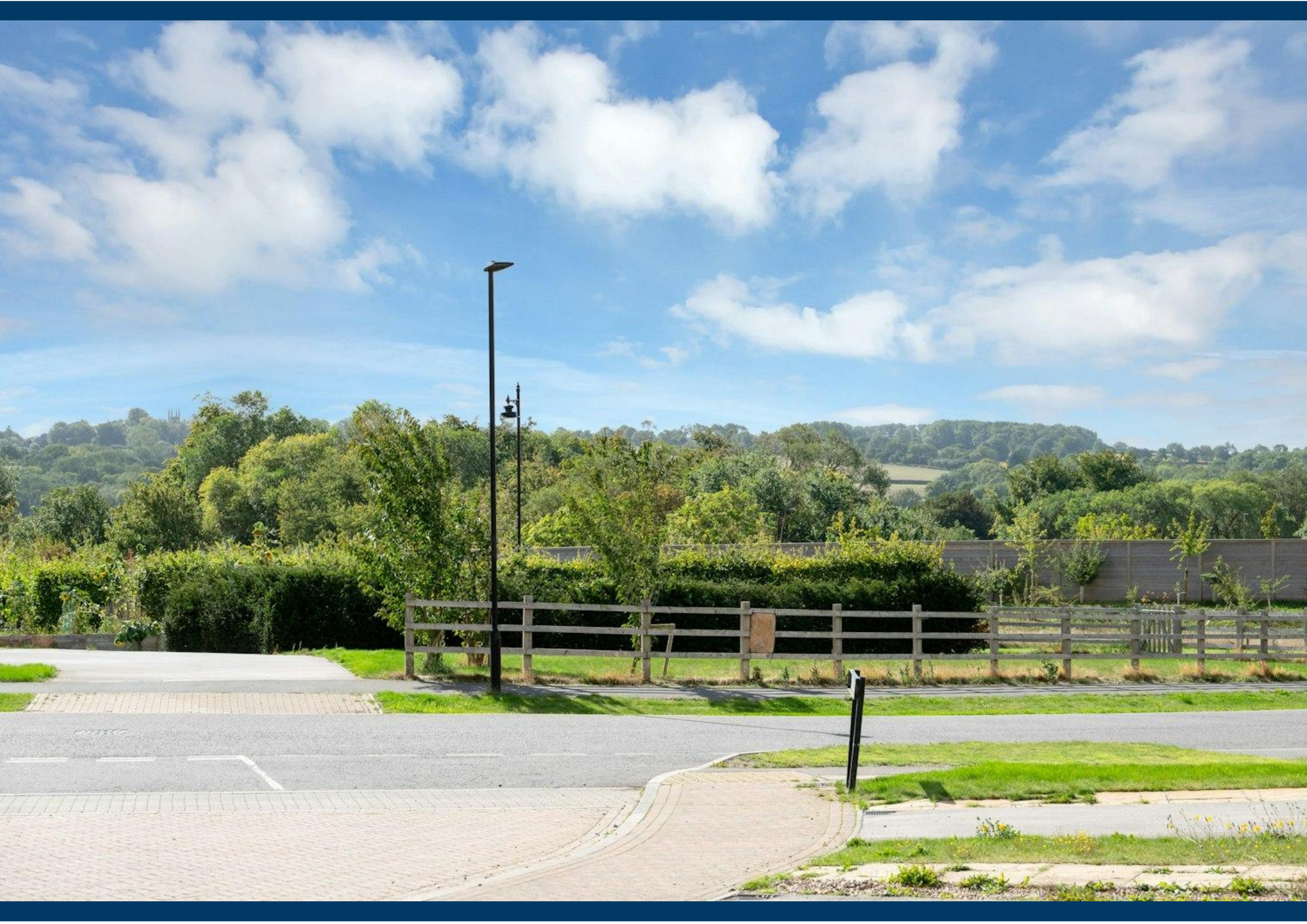
Bedroom Two 2.51m x 4.69m (8'2" x 15'5")

Bathroom 1.96m x 1.88m (6'5" x 6'2")

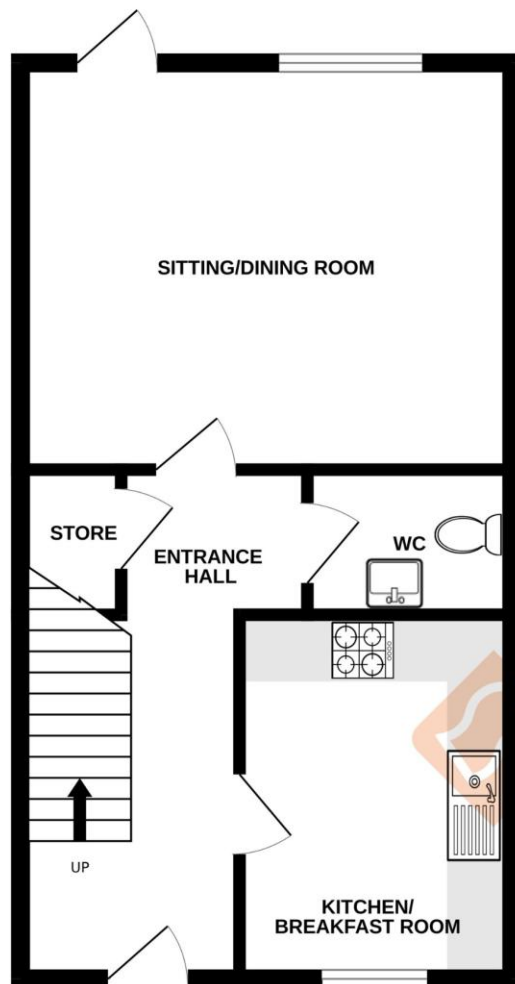
Agent Note

£205.12 per annum service charge

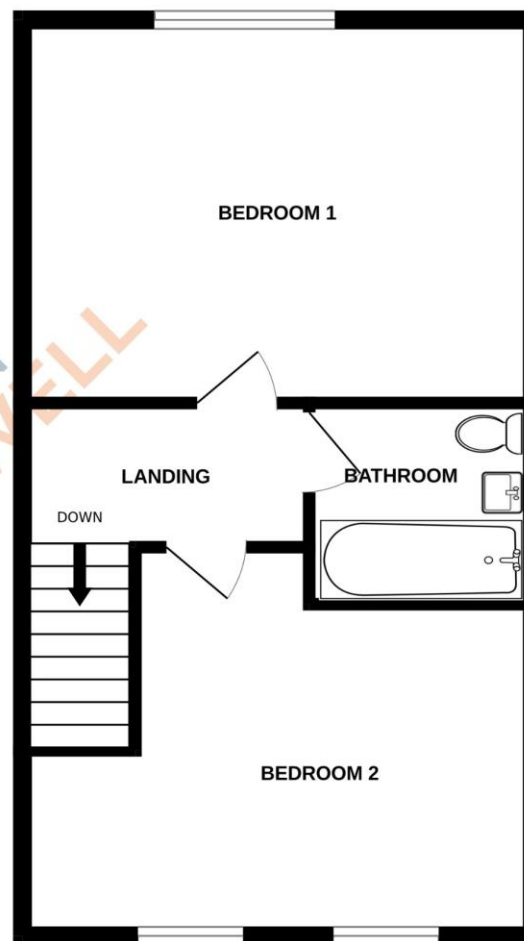




GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: B

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.