



Lale Walk, Wittering, Stamford

 **NEWTON FALLOWELL**



Key Features

- ***ATTENTION FIRST TIME BUYERS***
- 2 bedroom end terrace property
- Kitchen with extended worktop and cupboard space
- Bright and airy living room
- Private rear garden with patio area and laid to lawn area
- Designated parking to the side
- Council Tax Band - A
- EPC Rating – TBC
- Freehold

£189,950





Located in the sought-after village of Wittering, this well-presented two-bedroom end-of-terrace home offers excellent access to Stamford, Peterborough, the A1, and A47. Its convenient setting makes it an ideal choice for first-time buyers or investors.

The ground floor welcomes you with an entrance hall leading to a spacious lounge/diner and a modern galley-style kitchen, complete with updated fittings, extended worktop space, and direct access to the enclosed rear garden laid to lawn.

Upstairs, the property features two double bedrooms, both benefiting from built-in wardrobes, along with a well-appointed family bathroom.

Externally, the rear offers a private lawned garden, while the front overlooks a communal green with mature shrubbery for added privacy. Off-street parking is conveniently located to the side.





Entrance Hall 2.03m x 1.46m (6'8" x 4'10")

Kitchen 2.21m x 5.63m (7'4" x 18'6")

Sitting/Dining Room 4.21m x 5.76m (13'10" x 18'11")

Landing 1.8m x 2.47m (5'11" x 8'1")

Bedroom One 5.45m x 2.56m (17'11" x 8'5")

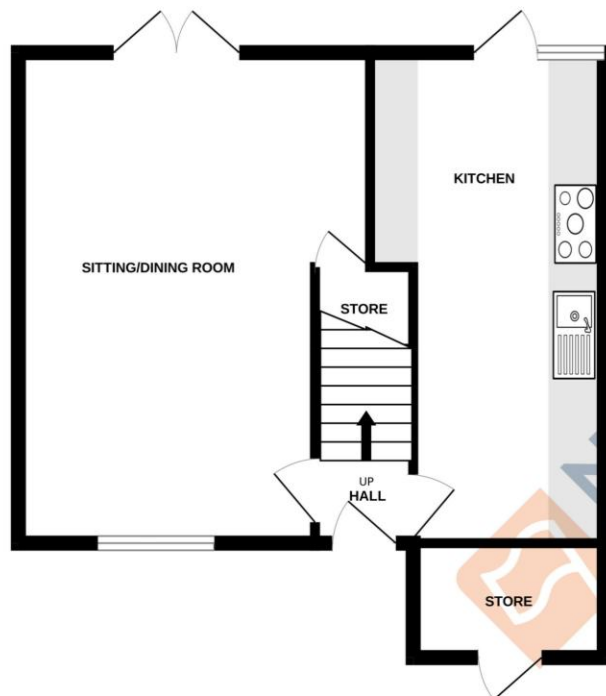
Bedroom Two 3.64m x 2.25m (11'11" x 7'5")

Shower Room 2.35m x 1.67m (7'8" x 5'6")

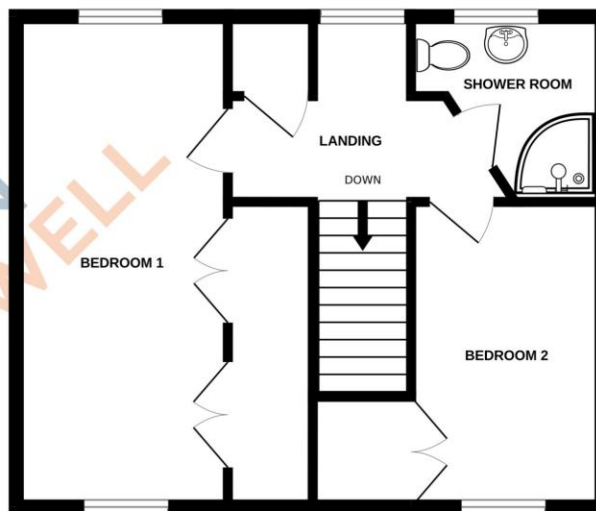




GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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.

Made with Metropix ©2025

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: A

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.