



Conduit Road, Stamford

 **NEWTON FALLOWELL**

 4  2  2

Key Features

- Four Bedroom Town House
- Fully Modernised and Ready to Move In
- Open Plan Downstairs Living Accommodation
- Great Location, Walking Distance to Town Centre
- No Onward Chain
- Council Tax Band - C
- EPC Rating D
- Freehold

£590,000





No Onward Chain Newton Fallowell are proud to present this beautifully refurbished and extended four-bedroom mid-terrace home, ideally located within walking distance of Stamford's vibrant town centre. Blending period character with contemporary design, this exceptional property offers a stylish and comfortable family home that's ready to move straight into.

From the moment you step inside, the quality of the renovation is clear. Virtually rebuilt from the ground up, the home benefits from a new roof, windows, and doors, as well as complete rewiring, re-plumbing, and a brand-new central heating system. The impressive kitchen showcases premium fitted units with high-specification Neff appliances, including an oven, hob, and dishwasher. Two elegant new bathroom suites and two feature fireplaces with realistic, remote-controlled electric wood-burner-style fires.

The accommodation is arranged over three floors, designed with family living in mind. The ground floor features a welcoming entrance hall leading to a spacious living room, dining room, a sleek kitchen/breakfast area, modern shower room, and a practical utility room. On the first floor, there are three bedrooms—two generous doubles and a single—served by a contemporary family bathroom. The top floor offers a bright and airy double bedroom with far-reaching views across Stamford, where four of the town's iconic church spires can be seen.

Outside, the south-west-facing rear garden has been designed for low maintenance and features a brand-new patio—perfect for outdoor relaxation and entertaining.





Kitchen / Breakfast Room 4.57m x 4.17m (15'0" x 13'8")

Dining Room 3.67m x 3.78m (12'0" x 12'5")

Lounge 3.67m x 4.78m (12'0" x 15'8")

Utility Room 2.11m x 2.99m (6'11" x 9'10")

Bedroom One 3.11m x 3.89m (10'2" x 12'10")

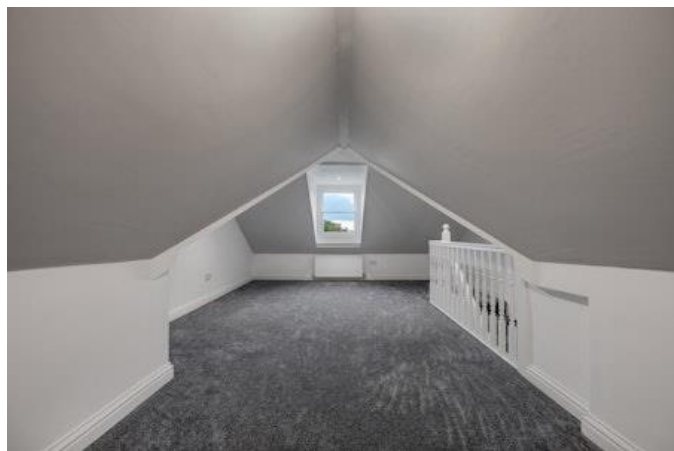
Bedroom Two 2.81m x 3.87m (9'2" x 12'8")

Bedroom Three 4.16m x 6.25m (13'7" x 20'6")

Bedroom Four 2.56m x 2.89m (8'5" x 9'6")

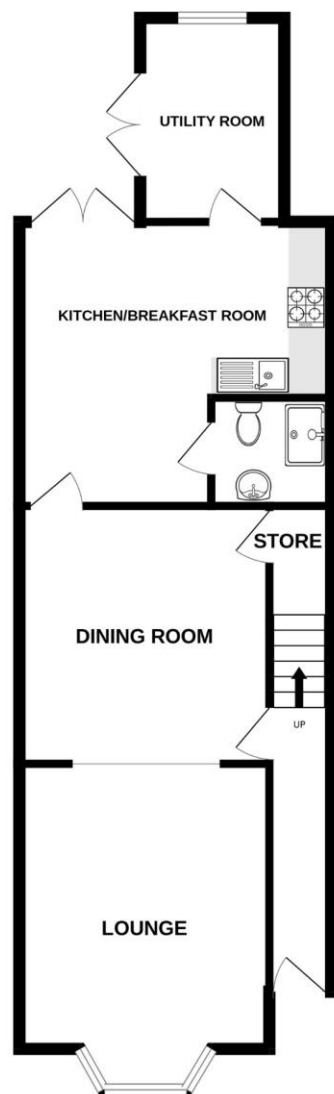
Bathroom 1.79m x 1.87m (5'11" x 6'1")

Shower Room 1.76m x 1.59m (5'10" x 5'2")

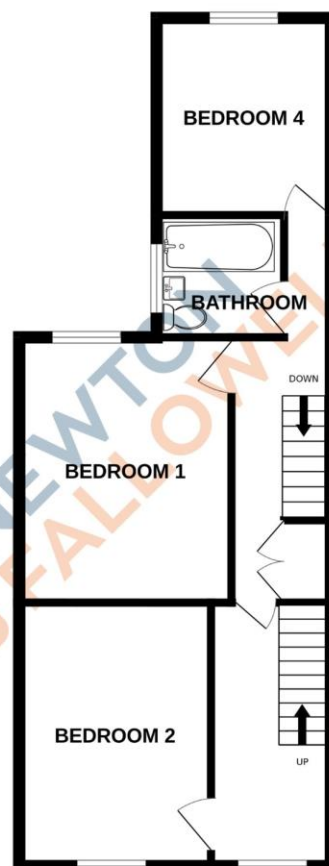




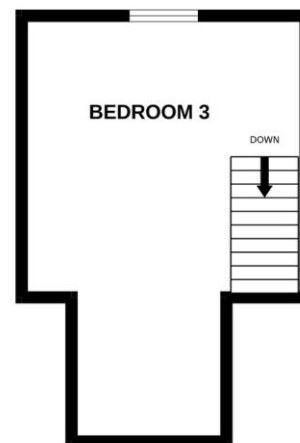
GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.4 sq.m.) approx.



2ND FLOOR
237 sq.ft. (22.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.