



4 Queen Street, Stamford, PE9 1QX

 **NEWTON FALLOWELL**

 2  1  1

Key Features

- Immaculately Presented Two Bedroom Character Property
- Prime location, five minute walk from town centre
- No Onward Chain
- Finished to a High Standard Throughout
- Enclosed Rear Courtyard Garden
- On Street Parking to the Front
- Downstairs cloakroom & utility
- Council Tax Band - B
- EPC Rating D

£300,000





No Onward Chain Nestled just a stone's throw away from Stamford's vibrant town centre and conveniently close to the recreational ground, this exceptional period property offers a delightful living experience with its two double bedrooms and a host of modern amenities. Brimming with character, the house features an open-plan living area, kitchen, utility room, downstairs WC, and a convenient shower room, along with a charming courtyard garden.

Set across two inviting floors, the ground level welcomes you with a warm and inviting open-plan lounge diner. The living area exudes coziness, with a bay window allowing natural light to filter in, plus the added benefit of a fitted window seat. A charming feature fireplace boasts a multi-fuel burner for added comfort. A spacious dining area awaits at the rear, providing ample room for large gatherings and creating an ideal setting for entertaining family and friends. Continuing the elegant layout is a modern fitted kitchen, adorned with an array of wall and base-level units, and equipped with integrated appliances, including an oven, electric induction hob, and sink, while overlooking the delightful rear courtyard. Adding to the convenience of this charming home, you'll find a well-appointed downstairs WC, as well as an extremely useful utility room.



Venturing upstairs, you'll discover two generously proportioned double bedrooms, both with high ceilings. The main bedroom offers dual-aspect windows with bespoke wooden blinds, alongside fitted wardrobes. A modern fitted three-piece shower room offers indulgence, featuring an oversized shower cubicle, close-coupled WC, sink, and a practical airing cupboard. To the rear of the property lies a delightful courtyard garden. Gated pedestrian access leads to a shared passageway, enhancing the practicality of the home.



Lounge/Diner 4.17m x 6.67m (13'8" x 21'11")

Kitchen 2.17m x 3.4m (7'1" x 11'2")

Utility Room 1.92m x 1.15m (6'4" x 3'10")

WC 1.94m x 0.9m (6'5" x 3'0")

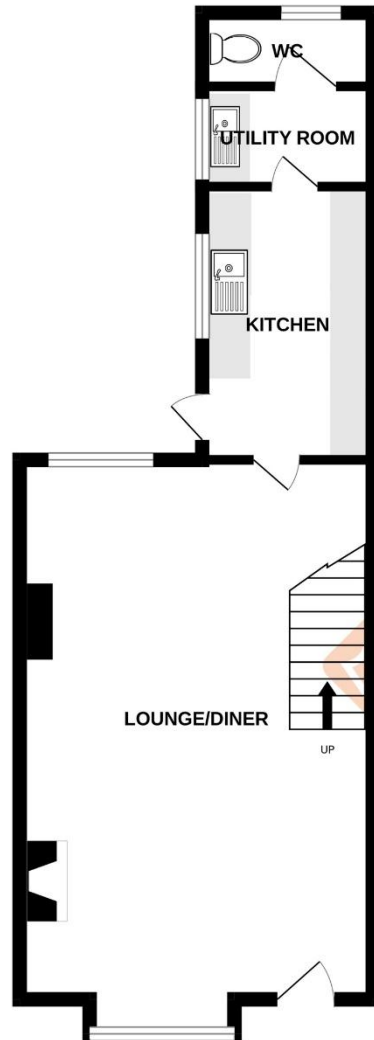
Bedroom One 3.25m x 4.52m (10'8" x 14'10")

Bedroom Two 2.49m x 3.36m (8'2" x 11'0")

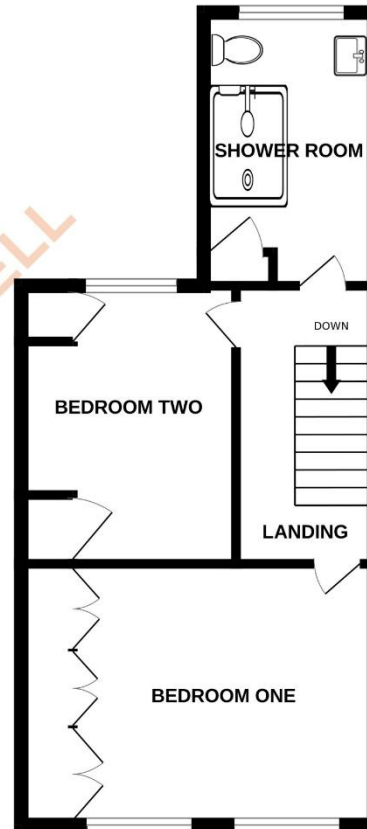
Shower Room 3.45m x 2.1m (11'4" x 6'11")



TOTAL FLOOR AREA: 886sq.ft. (82.3 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.
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GROUND FLOOR
 444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
 395 sq.ft. (36.7 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
 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.