



Christ Church Close, Stamford

 **NEWTON FALLOWELL**



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## Key Features

- Completely Renovated Two Bedroom Bungalow
- Short Walk Into Stamford Town Centre
- Low Maintenance Private Rear Garden
- Tucked Away in a Private Cul De Sac!
- Dedicated Off Road Parking
- Viewing Recommended
- Council Tax Band - B
- EPC Rating C
- Freehold

£245,000





Newton Fallowell are delighted to present this stunning and fully modernised two-bedroom bungalow, tucked away in a quiet and private cul-de-sac. Offering spacious accommodation all on one level, the home has been thoughtfully updated by the current owners, allowing the next owner to move straight in and enjoy. Ideally located just a short walk from Stamford town centre, this bungalow truly is one of a kind.

Upon entering, you are welcomed into a central entrance hall providing access to both bedrooms, the family bathroom, and the main living areas. A doorway leads through to a bright and airy open-plan sitting/dining room, featuring French doors that open onto the rear garden. The kitchen sits conveniently off the living space and offers excellent storage, ample worktop areas, and a range of integrated appliances.

At the front of the property are two generous double bedrooms, with the main bedroom boasting a charming feature bay window. The internal accommodation is completed by a modern three-piece family bathroom and a useful storage cupboard.

The low-maintenance rear garden is mainly laid to gravel and patio, providing a private and practical outdoor space. It also benefits from a garden shed and rear access to the parking area.







Entrance Hall 3.62m x 1.29m (11'11" x 4'2")

Kitchen 2.49m x 2.51m (8'2" x 8'2")

Sitting/Dining Room 2.62m x 5.16m (8'7" x 16'11")

Bedroom One 2.62m x 3.6m (8'7" x 11'10")

Bedroom Two 2.86m x 2.52m (9'5" x 8'4")

Bathroom 1.79m x 2.24m (5'11" x 7'4")









GROUND FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	72 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.