



Queens Walk, Stamford, PE9 2QE

 **NEWTON FALLOWELL**

3 1 3

Key Features

- Immaculate Three Bedroom Extended Family Home
- Multiple Ground Floor Reception Rooms
- Recently Fitted, Impressive Family Bathroom
- Highly Sought After Location
- Ample Off Road Parking and Single Detached Garage
- Walking Distance to Stamford Town Centre

Offers in excess of £375,000





Motivated Vendor* *Move In Ready Newton Fallowell are delighted to present this immaculately finished three-bedroom home, ideally located just a short walk from Stamford town centre. Fully modernised and beautifully renovated throughout, the property is ready for its new owners to move straight in. It offers excellent ground-floor living accommodation, three generous bedrooms, a brand-new four-piece family bathroom, ample off-road parking, and a single detached garage.

Upon entering, you are welcomed by a spacious entrance hall providing access to the ground-floor reception rooms and the first-floor landing. To the left is a large dual-aspect reception room, currently arranged as two separate areas: a cosy living room to the front featuring a multi-fuel burner and bay window, and a formal dining area to the rear with French doors opening onto the garden. This versatile space can be adapted to suit individual needs. The ground floor is further enhanced by a modern, well-equipped kitchen, complemented by a rear extension with a pitched roof that creates an ideal additional dining or family space.

Upstairs, the property offers three well-proportioned bedrooms. Both the primary and second bedrooms benefit from fitted wardrobes, while the third bedroom is perfectly suited as a nursery or home office. The first floor is completed by a contemporary four-piece family bathroom, installed within the last year.

Externally, the property features a generous gravelled driveway with parking for up to three vehicles, along with a single detached garage equipped with power. The rear garden is wonderfully private and includes separate patio and decking areas, with the remainder mainly laid to lawn—ideal for outdoor relaxation and entertaining.





Entrance Hall 1.82m x 4.2m (6'0" x 13'10")

Lounge 3.78m x 3.18m (12'5" x 10'5")

Dining Room 3.48m x 3.5m (11'5" x 11'6")

Kitchen/Breakfast Room 6.46m x 3.07m (21'2" x 10'1")

Bedroom One 2.6m x 3.81m (8'6" x 12'6")

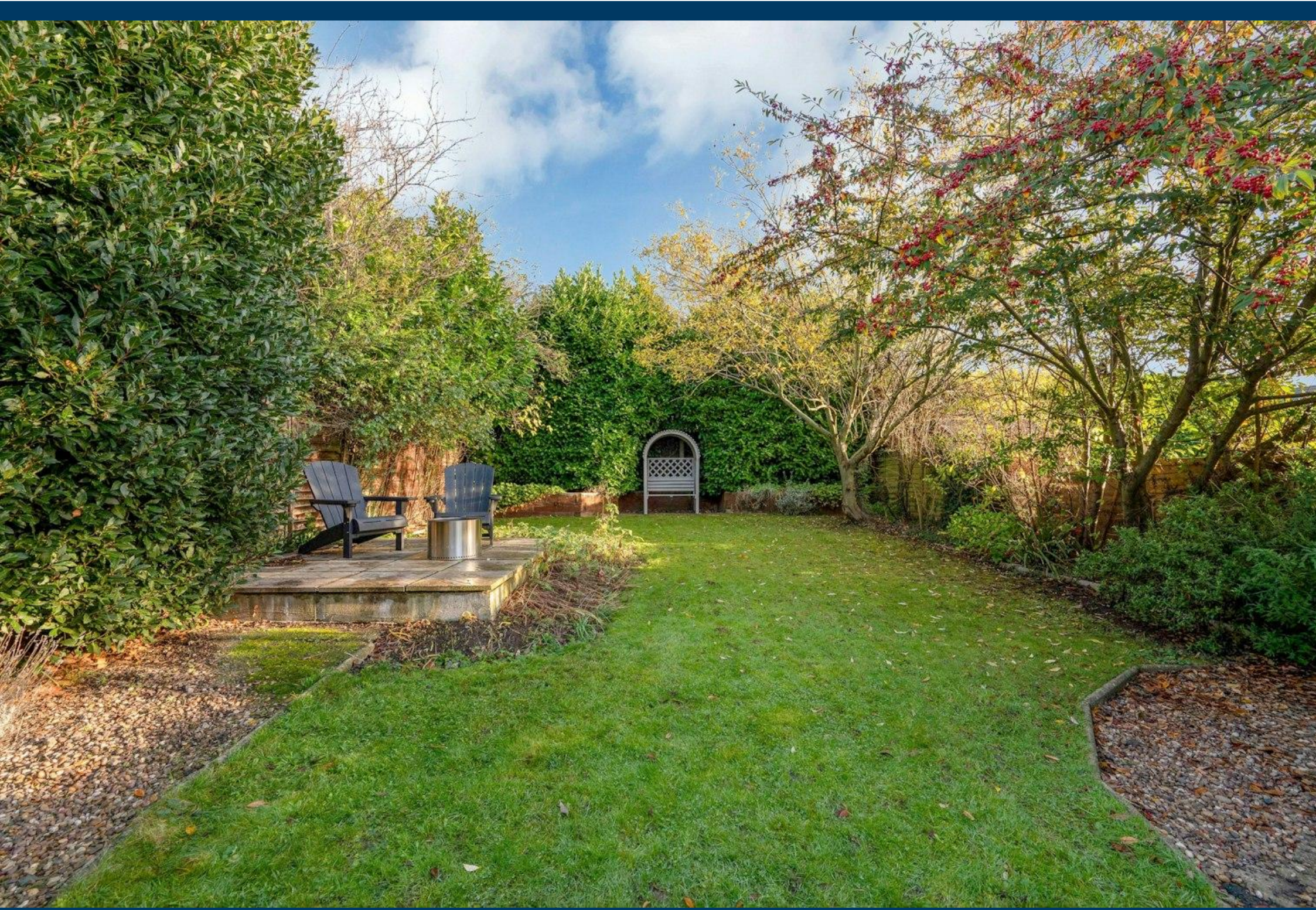


Bedroom Two 3.69m x 2.99m (12'1" x 9'10")

Bedroom Three 2.14m x 2.33m (7'0" x 7'7")

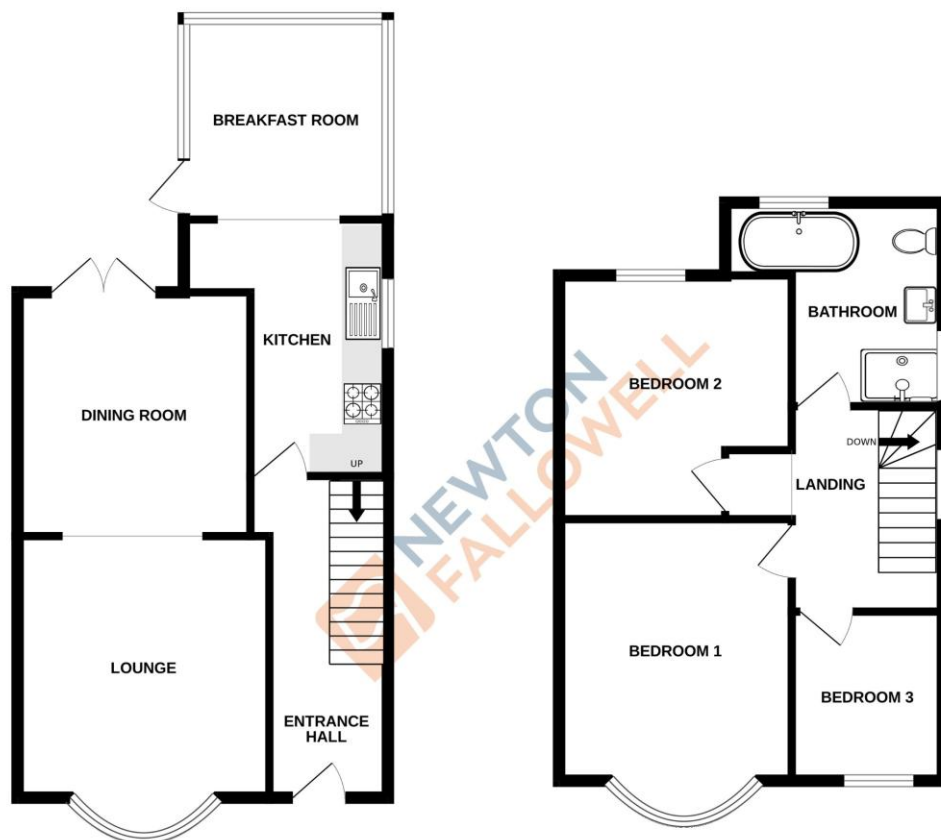
Bathroom 3.04m x 3.14m (10'0" x 10'4")





GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.

1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1044 sq.ft. (97.0 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 misstatement. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	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.