



Fitzwilliam Road, Stamford

 **NEWTON FALLOWELL**



 3    1    2

## Key Features

- Extended Three Bedroom Home
- Large Open Plan Sitting and Dining Room
- No Onward Chain
- Off Road Parking to the front
- Private Rear Garden
- Further off road parking and single garage located to the side
- Council Tax Band - B
- EPC Rating C

£275,000





**\*No Onward Chain\*** Newton Fallowell are delighted to present this extended three-bedroom mid-terrace home, offering generous ground-floor accommodation, off-road parking, and a large private garden. Situated close to local amenities and schools, it makes an excellent choice for first-time buyers.

Upon entering, a spacious hallway provides access to the ground-floor reception rooms and the first-floor landing. The first door on the left opens into a well-equipped kitchen fitted with a range of wall and base units. Continuing through the property, you'll find a large open plan living and dining area that flows seamlessly into the rear extension. This bright and airy space benefits from two skylights and French doors leading out to the garden. A three-piece family bathroom completes the ground floor.

Upstairs, the property offers three bedrooms: two generous doubles and a well-proportioned single that would also make an ideal home office or nursery.

To the front, the property features off-road parking via a gravelled driveway, while the rear garden is predominantly laid to patio, offering a low-maintenance outdoor space. There is also further off-road parking and single garage with up and over door located to the side.



**Kitchen 2.51m x 2.12m (8'2" x 7'0")**

**Sitting/Dining Room 3.09m x 4.4m (10'1" x 14'5")**

**Family Room 3.06m x 3.89m (10'0" x 12'10")**

**Bedroom One 3.41m x 2.75m (11'2" x 9'0")**

**Bedroom Two 4.1m x 2.23m (13'6" x 7'4")**

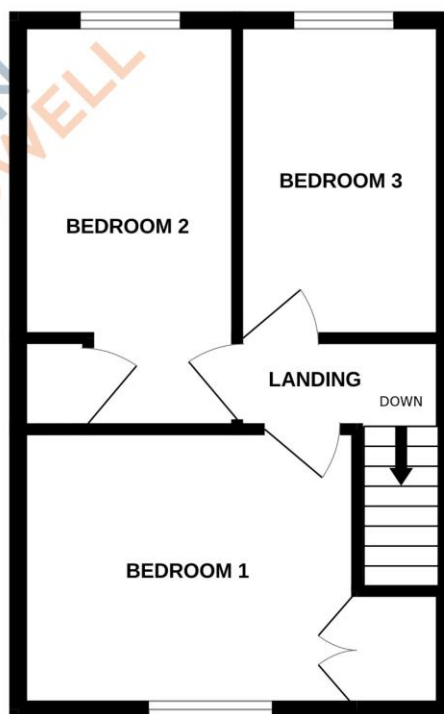
**Bedroom Three 3.15m x 2.1m (10'4" x 6'11")**

**Bathroom 1.47m x 2.46m (4'10" x 8'1")**





GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.

TOTAL FLOOR AREA : 821sq.ft. (76.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 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.