



Pauleys Court, Stamford

 **NEWTON FALLOWELL**

 2  2  1

Key Features

- Incredible and Unique Two Bedroom Property
- Stunning Open Plan Kitchen Dining and Living Space
- Stamford Town Centre Location
- Dedicated Parking Space for One Vehicle
- Fitted Wardrobes and En-Suite Shower Rooms
- Council Tax Band - D
- EPC Rating B
- Leasehold

£350,000



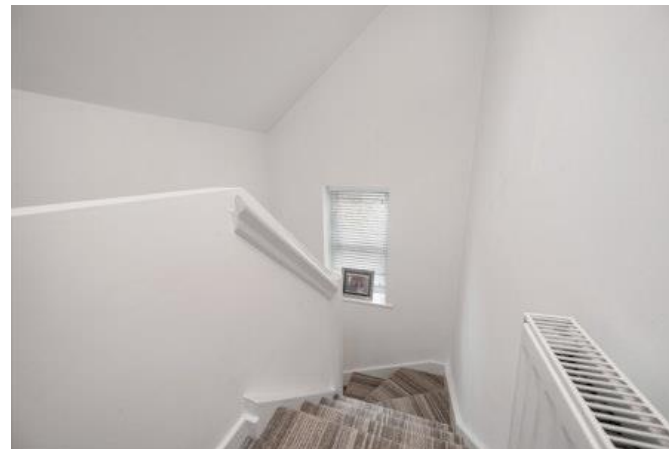


STAMFORD TOWN CENTRE Newton Fallowell are delighted to present this unique and beautifully modernised home, ideally located just moments from Stamford town centre. Ready to move into, the property also benefits from its own private parking — a rare find in such a central location.

The property is entered via an entrance hall with stairs rising to the first floor. Double doors open into a bright and spacious open-plan kitchen, dining and living area. The recently fitted kitchen features a range of integrated appliances and a central island with space for bar stools, making it perfect for entertaining. To the far end of the room, the living area enjoys access to French doors opening onto a balcony, creating a wonderful sense of light and space.

The upper floor offers two generous double bedrooms. The principal bedroom benefits from newly fitted wardrobes and a stylish, modern en-suite with a walk-in shower. This level is completed by an additional storage/airing cupboard and a contemporary family bathroom.

Externally, the property is accessed via a private, gated road leading to the allocated parking space. An inset footpath provides direct access to the front door, offering both privacy and convenience.





Entrance Hall 1.93m x 0.97m (6'4" x 3'2")

First Floor Landing 8.41m x 0.85m (27'7" x 2'10")

Open Plan Kitchen Dining Living 9.3m x 4.83m (30'6" x 15'10")

Second Floor Landing 4.72m x 0.91m (15'6" x 3'0")

Bedroom One 5.77m x 3.56m (18'11" x 11'8")

En-Suite 2.24m x 1.8m (7'4" x 5'11")

Bedroom Two 3.78m x 3.25m (12'5" x 10'8")

Bathroom 2.24m x 1.85m (7'4" x 6'1")

Agent Note

Leasehold property

Service charge of £1204 PA and £10 PA ground rent

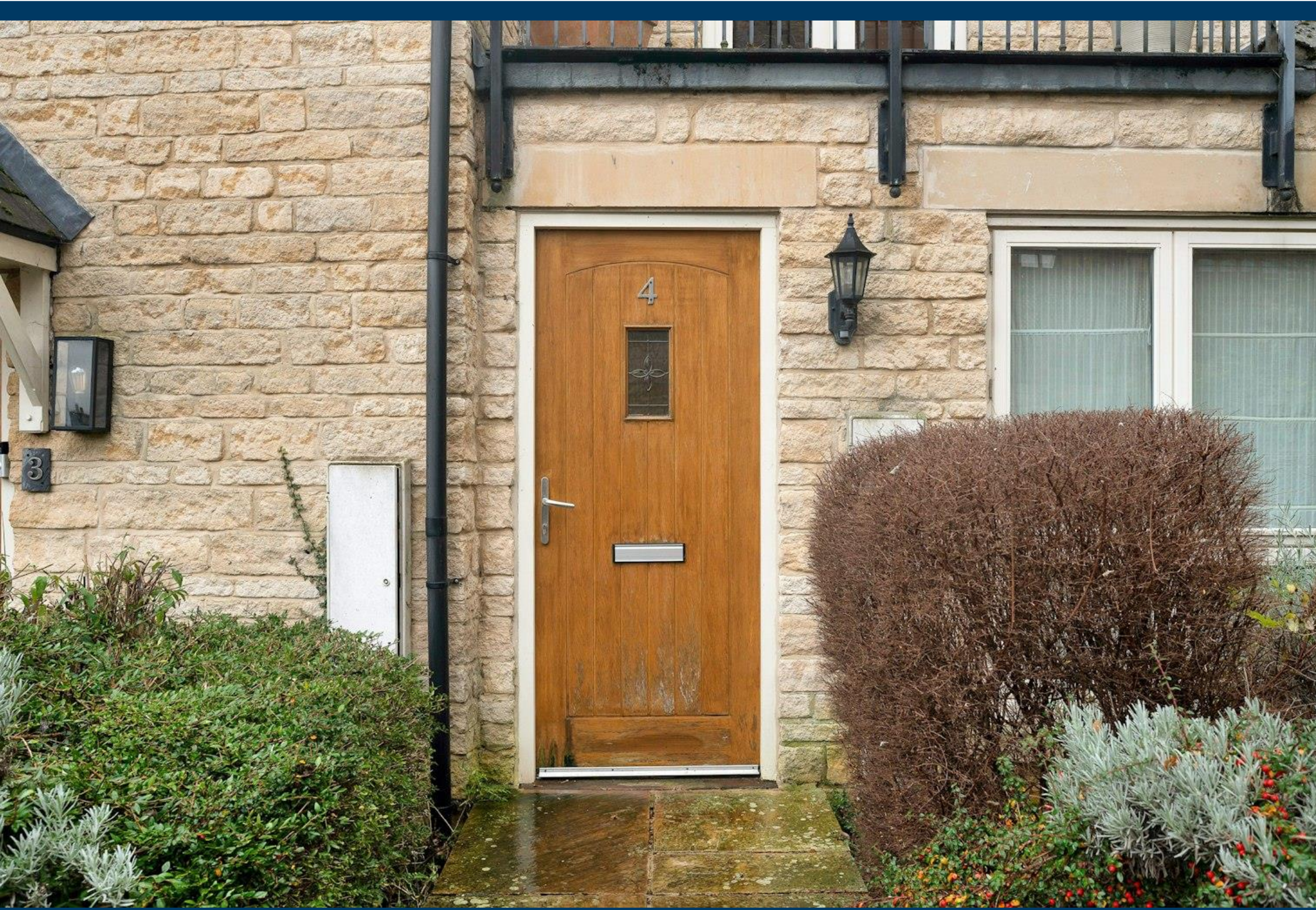
Lease Start Date 01/02/2010

Lease End Date 02/02/2260

Lease Term 250 years commencing and including 02 February 2010

Lease Term Remaining 234 years

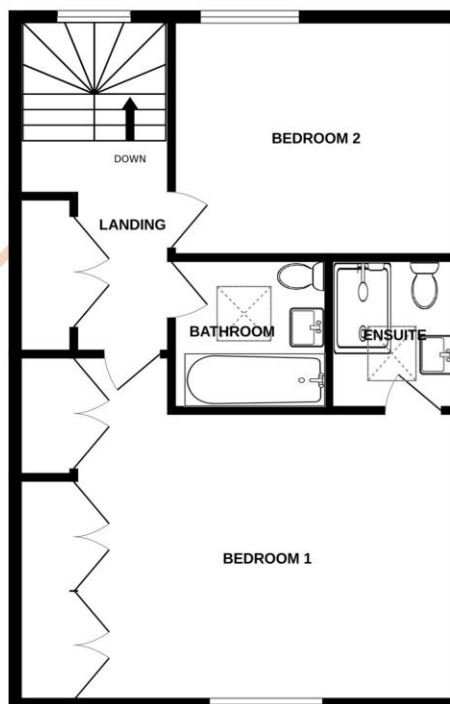
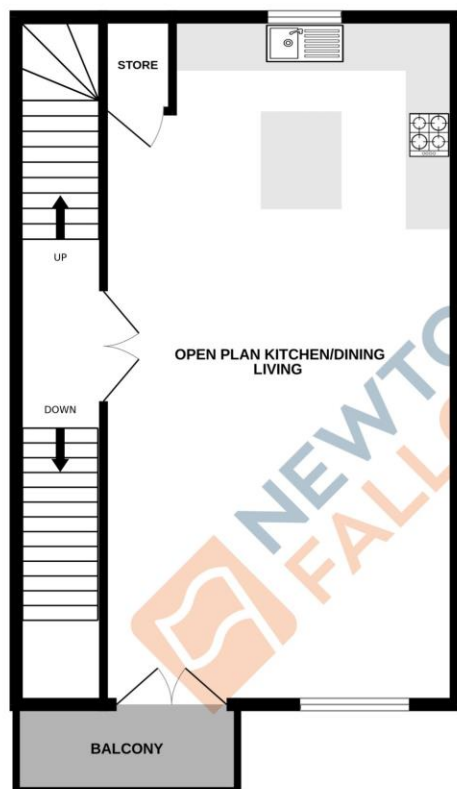
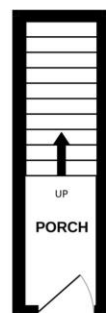




GROUND FLOOR
49 sq ft. (4.5 sq.m.) approx.

1ST FLOOR
606 sq ft. (56.3 sq.m.) approx.

2ND FLOOR
614 sq ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 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	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: D

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.