



81 Churchill Road, Stamford, PE9 1JG

 **NEWTON FALLOWELL**



3 1 4

## Key Features

- Extended semi detached bungalow
- Three well balanced bedrooms
- Three piece modern shower room
- Light & airy living room
- Spacious orangery
- Single garage and driveway offering ample off road parking
- Landscaped rear garden
- EPC Rating A
- Freehold

Offers in excess of £385,000







A lovely extended semidetached bungalow renovated to a high level and situated in a popular area of Stamford. This stunning bungalow benefits from a large orangery, modern kitchen breakfast room, spacious living room, three well balanced bedrooms, modern three piece shower room, separate utility room, landscaped rear garden, ample off road parking and a single garage.

On entering the bungalow the entrance hall offers great flow, connecting the living room, kitchen breakfast room, shower room and all three bedrooms. The light and airy living room hosts an abundance of natural light. The kitchen breakfast room features an array of modern units with integrated appliances and underfloor heating. An opening from the kitchen leads into the gorgeous orangery with a glass lantern. There is a three piece modern shower room which is partly tiled. All three bedrooms are well proportioned and can fit double beds. Completing the bungalow is an extended utility room which is located off the kitchen and has a separate entrance as well.

Outside to the front is a block paved driveway which offers ample off road parking and access to the single garage which has an electric roller door. The front garden is well maintained with a patio, lawn and mature borders. The rear garden has been beautifully landscaped with a patio seating area, composite decking seating area and raised lawn with mature borders.



Entrance hall 4.60m x 2.70m (15'1" x 8'11")

Living room 4.30m x 3.40m (14'1" x 11'2")

Kitchen diner 4.30m x 3.70m (14'1" x 12'1")

Utility room 3.70m x 1.50m (12'1" x 4'11")

Garden room 4.90m x 2.40m (16'1" x 7'11")

Bedroom one 3.70m x 3.40m (12'1" x 11'2")

Bedroom two 2.70m x 2.40m (8'11" x 7'11")

Bedroom three 2.70m x 2.40m (8'11" x 7'11")

Bathroom 1.50m x 1.50m (4'11" x 4'11")

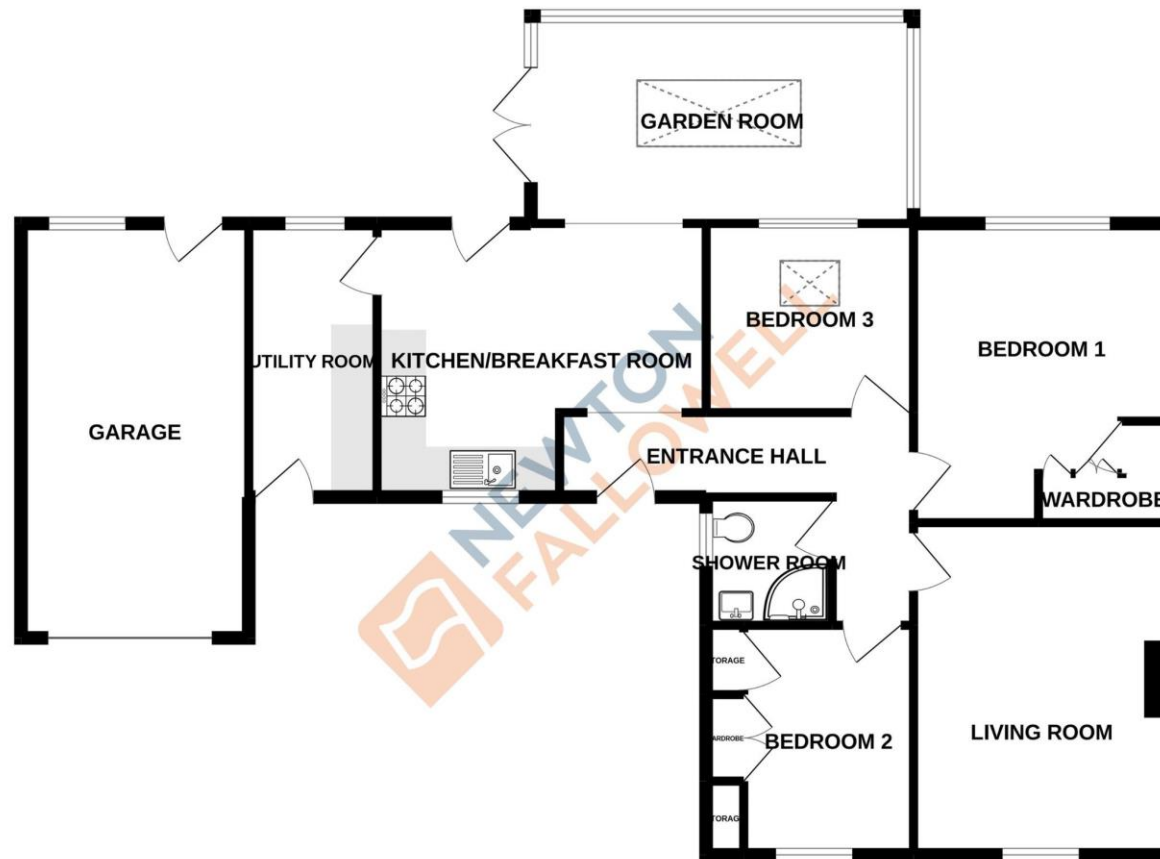
Garden 5.20m x 2.70m (17'1" x 8'11")

Agent Note 0.00m x 0.00m (0'0" x 0'0")

There are solar panels attached to the property which are owned.



GROUND FLOOR  
1100 sq.ft. (102.2 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>	100	100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**COUNCIL TAX INFORMATION:**

Local Authority: South Kesteven District Council  
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.