



28 Doughty Street, Stamford, PE9 1UT

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Mature Three Bedroom Semi
- Popular Location Close to Schools
- Separate Reception Rooms
- Refurbishment Required
- Large Rear Garden
- Potential for Off Street Parking
- No Onward Chain
- Early Viewing Advised
- EPC Rating D
- Freehold

£250,000





Set in this popular street to the north easterly edge of Stamford is this THREE BEDROOM mature semi-detached home offering scope for improvement, boasting separate reception rooms, a kitchen, ground floor bathroom, scope to create off street parking (STNPP) and a generous rear garden.

On entering the home, the hallway hosts the stairs rising to the first floor accommodation and separate doors either side leading to the living room and dining room. The living room is set to the front of the property with a centralised bay window, whilst the dining room leads on to the kitchen and hosts a useful under stairs storage cupboard. The kitchen offers a great space for cooking, flowing nicely off the dining area, has a fitted kitchen which would benefit from modernisation and leads on to the ground floor bathroom. The bathroom is fitted with a 3 piece suite. To the first floor, the landing area leads on to three well proportioned bedrooms.

Outside the property there is a private front garden, enclosed by a low level brick wall and pathway to the side and rear of the property. The frontage offers scope to create off street parking (STNPP) similar to the neighbouring properties. The rear garden is superb. Initially approached by a patio area leads on to a generous lawned garden with a large timber shed set to the lower end of the garden.



Entrance hall 0.86m x 0.86m (2'10" x 2'10")

Living room 4.07m x 3.66m (13'5" x 12'0")

Dining room 3.87m x 3.66m (12'8" x 12'0")

Kitchen 3.07m x 2.44m (10'1" x 8'0")

Rear hall/Utility 0.85m x 0.73m (2'10" x 2'5")

Bathroom 2.40m x 2.21m (7'11" x 7'4")

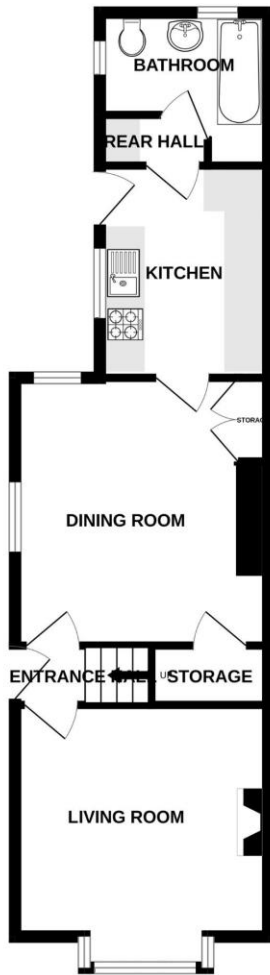
Landing 4.81m x 1.07m (15'10" x 3'6")

Bedroom one 3.66m x 3.34m (12'0" x 11'0")

Bedroom two 3.91m x 2.49m (12'10" x 8'2")

Bedroom three 3.04m x 2.47m (10'0" x 8'1")

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

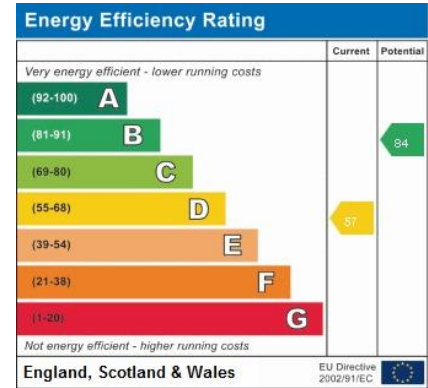


1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 850 sq.ft. (78.9 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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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.