



4 Barnes Court, Stamford, PE9 2TZ

 **NEWTON FALLOWELL**





## Key Features

- Well presented coach house
- Open plan kitchen/living room
- Well balanced double bedroom
- Three piece bathroom
- Garage & driveway providing off road parking
- No onward chain
- EPC Rating C
- Freehold

£189,950





**\*\*NO ONWARD CHAIN\*\***

Newton Fallowell bring to market this well presented coach house situated in a popular location of Stamford, close to local amenities with easy access to the A1. The property boasts an open plan kitchen/living room, bedroom, three piece bathroom, garage & off road parking.

Kitchen / Living room 6.4m x 4.7m (21'0" x 15'5")

Bedroom 4.62m x 3.03m (15'2" x 9'11")

Bathroom 2.15m x 1.7m (7'1" x 5'7")

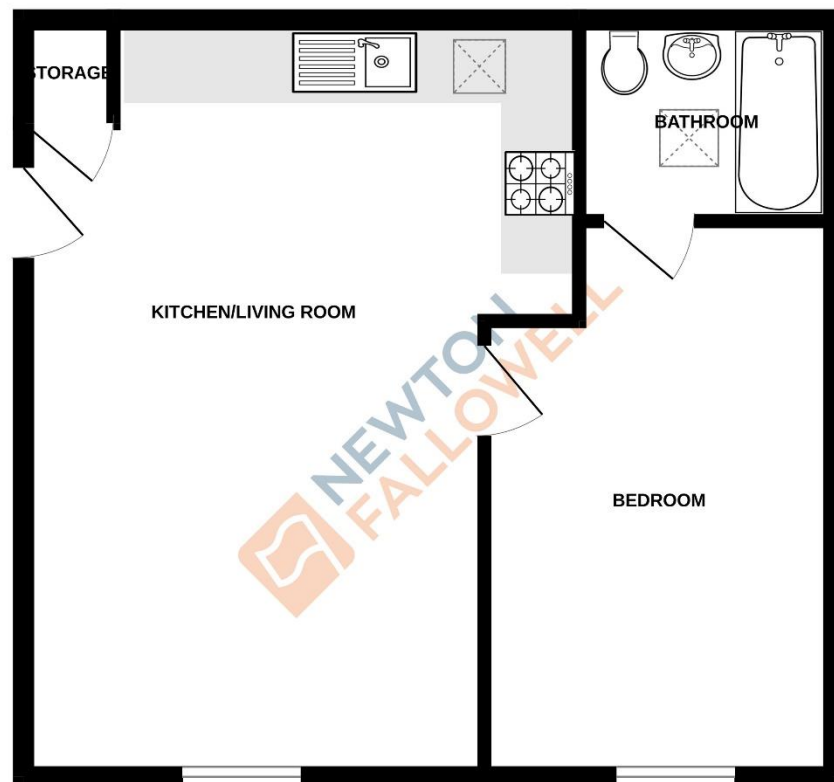


Entering via the communal entrance with stairs leading to the coach house. The modern open plan kitchen/living room boasts a wealth of units with space for a dishwasher, washing machine and fridge freezer along with a useful storage cupboard and a light & airy space for seating. Continuing through to the well balanced double bedroom which provides access to the three piece bathroom.

Outside the driveway provides off road parking for one car and access to the single garage.



GROUND FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 472 sq.ft. (43.8 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		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council  
Council Tax Band: A

#### 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.