



Woodhead Close, Stamford, PE9 1DP

 **NEWTON FALLOWELL**

4 2 3

Key Features

- AVAILABLE NOW
- DETACHED
- FOUR BEDROOMS
- EXTENDED AND SPACIOUS LIVING
- PRIVATE REAR GARDEN
- GARAGE AND DRIVEWAY PARKING
- COUNCIL TAX BAND - E
- EPC - D

£2,100 PCM





AVAILABLE NOW Extended and well-presented four-bedroom detached property situated at the end of a quiet cul de sac tucked away in the corner but close to local amenities and easy access routes. The property boasts multiple reception space, modern kitchen diner, two bathrooms and a cloakroom, ample off-road parking with single garage and an enclosed mature rear garden.

The property is arranged over two floors, entering via the light and airy entrance hall featuring tiled stone flooring and stairs leading to the first floor. To one side of the entrance hall is the spacious dining room with a lovely bay window. Continuing through the property you enter the modern kitchen diner featuring an array of base and eye level units plus integrated appliances. There is also a utility and cloakroom just off the kitchen which does have internal access into the single garage. Completing downstairs is the extended living room offering great living space and a separate reception room just beyond which offers flexible living such as a family room/ study. To the first floor, the landing connects three double bedrooms, a further single bedroom currently being used as a dressing room plus a three piece family bathroom. The master bedroom features a built-in double wardrobe and a modern three piece en suite.

Outside to the front is a driveway creating ample off-road parking for at least three vehicles accompanied by a gravelled area with mature borders. The single garage can be accessed off the driveway and features an up and over door. The rear garden is fully enclosed and private featuring a patio seating area and raised lawn with mature borders full of shrubbery and flowers.

Entrance Hall 4.14 x 1.85

Dining Room 5.03 x 3.56 into bay

Kitchen / Breakfast Room 5.59 x 3.12

Utility Room 3.12 x 2.54

WC 1.32 x 1.14

Living Room 5.94 x 4.34

Family / Study Room 4.34 x 4.11

Garage 5.05 x 2.62

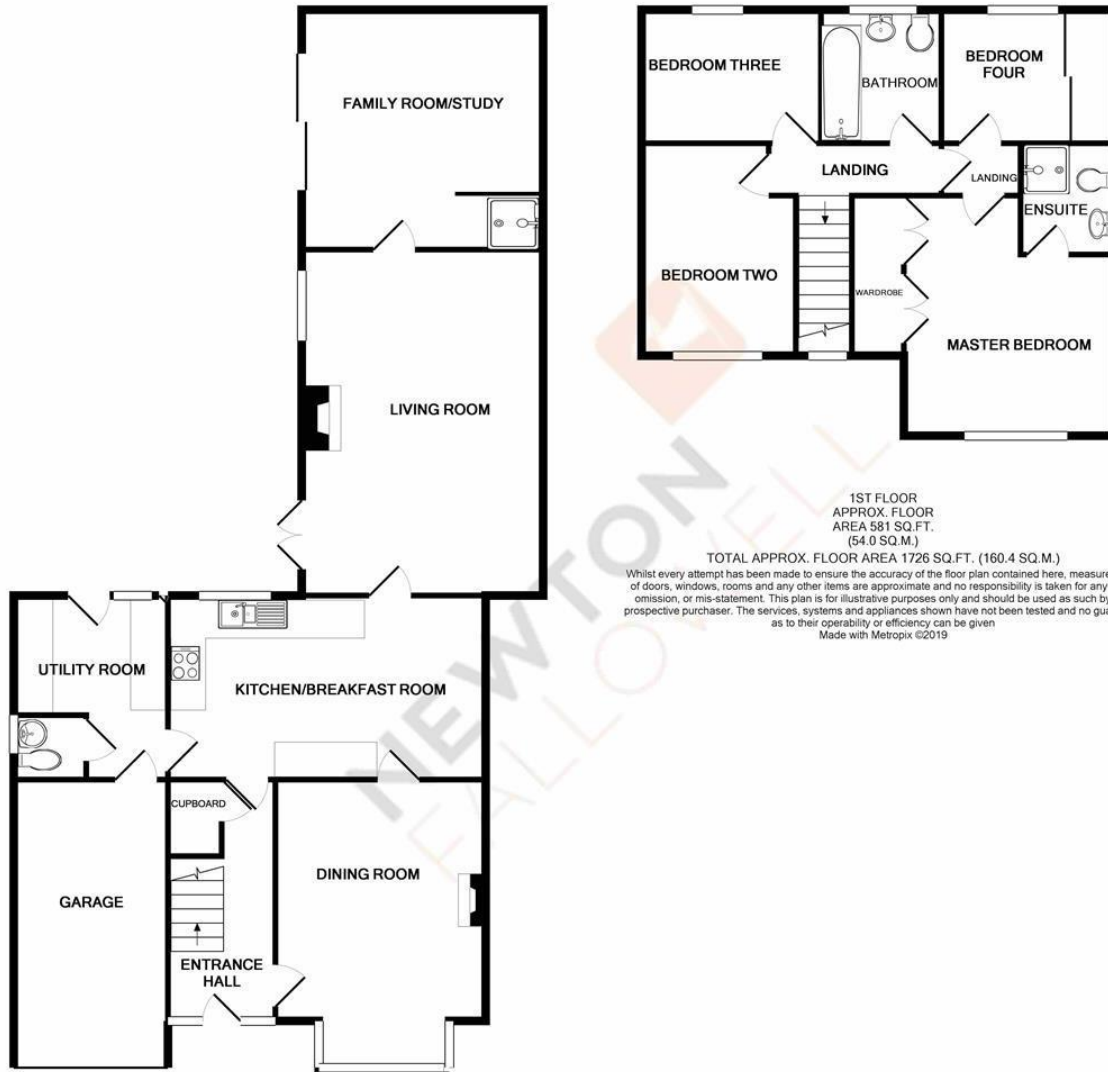
Bedroom One 3.76 x 4.14

En Suite 2.13 x 1.68

Bedroom Two 3.73 x 2.64

Bedroom Three 3.00 x 2.13

Bedroom Four 3.07 x 2.13



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

Local Authority: SKDC
Council Tax Band: E

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.