



Peterhouse Close, Stamford, PE9 1JB

 **NEWTON FALLOWELL**



## Key Features

- Two Bedroom Bungalow
- Recently Renovated Throughout
- Large, Light Living/Dining Room
- Two Off Road Parking Spaces
- Popular Residential Area
- Large Landscaped Front and Rear Gardens
- EPC Rating C

£950 PCM





Newton Fallowell are proud to present to the rental market this fully refurbished two bedroom bungalow set on a quiet cul-de-sac on the northern edge of Stamford, close to local amenities and schools. The property benefits from a spacious living room, large kitchen, shower room, two well proportioned bedrooms and sun room, as well as new flooring, new boiler and UPVC double glazing throughout.

The property is entered via the useful porch, which has a storage cupboard off, as well as a door to the inner hallway. This in turn provides access to all of the internal rooms, other than the sun room which is accessed through bedroom two and from outside. The living room features wooden flooring, which extends through the entire property, built in cupboards and shelving and an abundance of natural light from the large picture window to the front of the property. and an electric fire provides a focal point to the room. The kitchen has a good range of units, both wall and floor mounted, plenty of work surfaces and space for freestanding appliances. The two well proportioned bedrooms occupy the rear of the property and comprise a large double and a large single, and both are flooded with light from the windows into the sun room and are both serviced by the shower room, which has been recently fitted with a modern white suite. The sun room is a fantastic space flooded with light, creating a wonderful place to enjoy nice weather. Additionally, the room would be perfect for a child's play room, being accessed from the smaller of the two bedrooms, but also having separate access out into the garden.

Externally to the front is a gravelled and paved driveway offering off road parking for two vehicles, alongside a pleasant landscaped front garden. A car port provides useful under cover outdoor space. The rear garden is part lawn, part new patio seating area and benefits from gated access out onto Green Lane, to the rear. Contact Newton Fallowell to arrange your viewing!

Lounge 4.2m x 3.3m

Kitchen 2.7m x 2.5m

Bathroom 1.6m x 1.8m

Bedroom One 3.4m x 3.3m

Bedroom Two 2.7m x 2.3m

Sun Room 5.3m x 2.1m

Hallway (L-Shaped) 2.7m and 2.9m x 1.1m

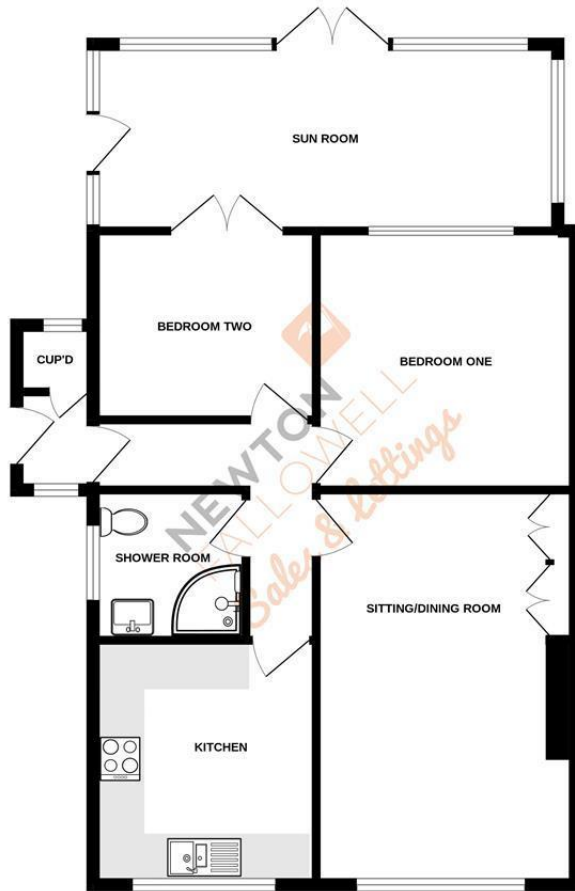
#### Council Tax

The property is a Council Tax Band B, payable to South Kesteven District Council

#### Pets

The Landlord of this property may consider applicants with pets.

GROUND FLOOR  
807 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (74.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(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: SKDC  
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.