



Barons Way, Stamford, PE9 2RQ

 **NEWTON FALLOWELL**

 3  2  1

Key Features

- Three Bedroom Property South Of The River
- Walking Distance To Burghley Park
- Close To Stamford Train Station
- Kitchen Diner & En-Suite to Bedroom One
- Single Garage
- Low Maintenance Courtyard Garden
- Council Tax - E
- EPC Rating - D

£1,700 PCM





**** AVAILBLE AUGUST **** Situated on a modern development just south of the River Welland and only a short walk from Stamford Town Centre, Burghley Park and the train station with links to the east coast mainline is this superbly presented three double bedroom town house, featuring a spacious kitchen diner, principle en-suite bedroom, courtyard garden and a garage.

From the front of the property, access is first made to the entrance hall, with a downstairs WC off. The property is laid out in a unique split-level style. The generous living room with feature fireplace and double doors opens out to the rear garden providing perfect entertaining space. On the first floor, the modern fitted kitchen diner features a superb range of wall and base level units with granite work surfaces, a central island with breakfast bar and integrated appliances including a dishwasher, washing machine, fridge freezer and a Redfyre double electric oven. Just off the kitchen is the dining area. The bedroom accommodation is set over both the first and second floors, comprising three generous double bedrooms, all with built in storage. The principle bedroom on the first floor has the added benefit of a modern fitted en-suite shower room, whilst the two remaining bedrooms on the second floor share the four piece fitted family bathroom.

Outside, the property features an integral single garage with roller door providing parking for one car. To the rear of the property is an established courtyard garden with mature trees providing a high degree of privacy, a paved patio seating area perfect for outdoor seating and gated pedestrian access to the rear of the property.

Contact Newton Fallowell, Stamford for more information and to arrange a viewing on this fantastic property!

Entrance Hallway 2.90 x 1.63

Integral Garage 3.35 x 4.95

WC 0.81 x 1.96

Living Room 5.41 x 3.86

Kitchen Area 3.35 x 4.93

Dining Area 2.36 x 2.84

Principle Bedroom 5.41 x 3.91

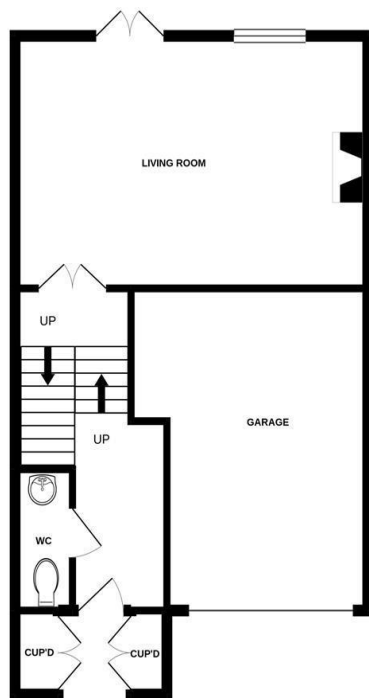
Ensuite 1.14 x 2.59

Bedroom Two 3.33 x 3.86

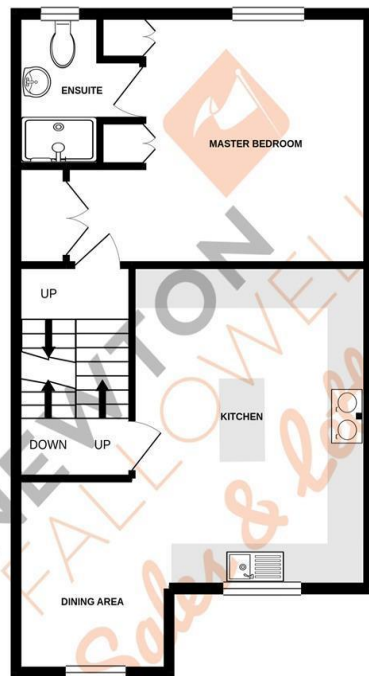
Bedroom Three 3.23 x 3.91

Bathroom 2.82 x 2.08

GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



2ND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1688 sq.ft. (156.9 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) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

COUNCIL TAX INFORMATION:

Local Authority:
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.