



Rutland Road, Stamford, PE9 1UP

 **NEWTON FALLOWELL**



## Key Features

- Popular Area in Stamford
- Near Local College
- Tidy Mid Terraced
- Three Bedrooms
- Large Kitchen and Lounge
- Private Rear Garden with Decking Area
- Driveway and On Street Parking
- Council Tax B
- EPC Rating D

£1,295 PCM





\*\*\*TO LET\*\*\*

Three-bedroom mid-terraced property available TO LET in popular area of Stamford. Located on a quiet street near local amenities and Stamford College and a short walk to Stamford Town Centre.

Upon entering the property is the entrance hall leading to the family bathroom with sink, bath, heated towel rail and shower over and the spacious living room complete with fireplace feature connected the kitchen/breakfast room complete with oven, hob, extractor hood and space for white goods leading onto the rear hall and WC.

The first floor comprises of the landing leading onto two double bedrooms, one with another feature fireplace and a single bedroom or office space.

To the rear of the property is a well-proportioned garden with decking area leading out from the kitchen and living room and a shed toward the end of the lawned area of the garden. The additional outside space consist of the gravelled driveway large enough for two cars and on street parking.

Call today to book a viewing!

Entrance Hall

Kitchen/Breakfast Room 3.20m x 3.05m (10'6" x 10'0")

Living Room 3.12m x 5.03m (10'2" x 16'6")

Family Bathroom 1.78m x 2.74m (5'10" x 9'0")

WC

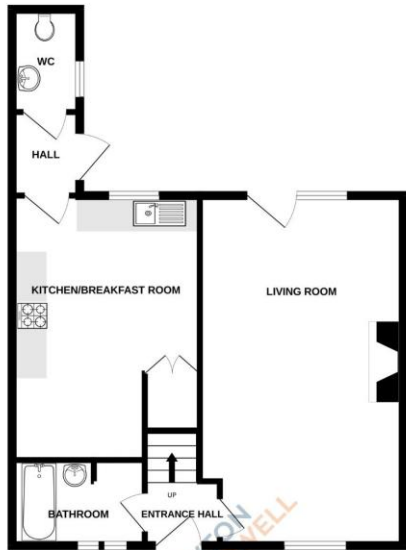
Landing

Bedroom 1 2.79m x 5.08m (9'2" x 16'8")

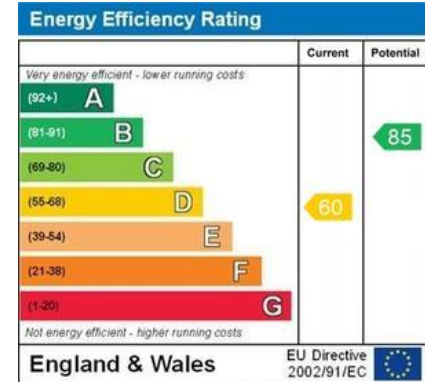
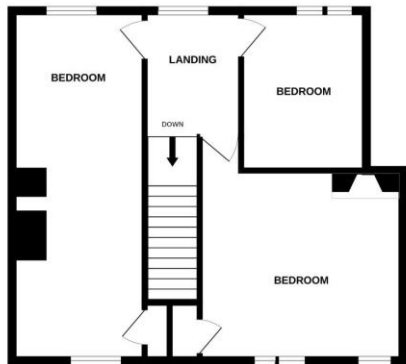
Bedroom 2 4.52m x 3.55m (14'10" x 11'7")

Bedroom 3 2.30m x 2.30m (7'6" x 7'6")

GROUND FLOOR



1ST FLOOR



**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.