



Rockingham Road, Stamford, PE9 2UT

 **NEWTON FALLOWELL**

 3    2    2

## Key Features

- Three Bedroom Semi Detached
- Refurbished Family Bathroom + Shower Room
- Two Double Bedrooms + One Single Bedroom
- Separate Kitchen + Dining Room
- Spacious Conservatory
- Single Garage + Parking
- Council Tax C
- EPC Rating C

£1,250 PCM





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

Three bedroom semidetached home situated in a prime location of Stamford, close to popular primary schools and the Town Centre. This lovely property benefits from a single garage and parking to the rear, sun trap rear garden, large conservatory, spacious living room with separate dining room, kitchen with separate utility room and two bathrooms.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor. The entrance hall has a handy storage cupboard and also connects the living room and kitchen. The light and airy living room has ample space a feature fireplace and an opening into the separate dining room. The dining room has patio doors which open into the spacious conservatory which enjoys private views over the garden. The kitchen has an array of units and access into the separate utility room which also has access into the converted three piece modern shower room. To the first floor, the landing connects two well balanced double bedrooms, a further single bedroom, and the family three piece bathroom.

Outside to the front an inset footpath leads to the front door accompanied by a low maintenance garden and enclosed by a well maintained hedge row. The rear garden is a lovely sun trap and private, featuring a patio seating area and lawn with borders. The single garage and parking are located at the end of the garden.

Entrance Hall 1.81m x 4.01m (5'11" x 13'2")

Living Room 3.36m x 4.90m (11'0" x 16'1")

Dining Room 2.66m x 2.80m (8'8" x 9'2")

Kitchen 3.12m x 2.49m (10'2" x 8'2")

Pantry 0.82m x 0.58m (2'8" x 1'11")

Utility 1.38m x 4.66m (4'6" x 15'4")

Shower Room 1.38m x 2.21m (4'6" x 7'4")

Landing 1.81m x 2.47m (5'11" x 8'1")

Bathroom 1.80m x 2.25m (5'11" x 7'5")

Bedroom One 3.38m x 3.71m (11'1" x 12'2")

Bedroom Two 3.03m x 3.47m (9'11" x 11'5")

Bedroom Three 2.17m x 2.33m (7'1" x 7'7")

Conservatory 4.92m x 2.91m (16'1" x 9'6")

Garage 2.76m x 6.12m (9'1" x 20'1")

GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 1027 sq.ft. (95.5 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 a guide only.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         | 84        |
| (69-80)                                     | C | 72                      |           |
| (55-68)                                     | D |                         |           |
| (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: C

**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.