



Dundee Drive, Stamford, PE9 2TR

 **NEWTON FALLOWELL**



## Key Features

- Well Presented Detached Home
- Four Bedrooms & Two Bathroom
- Lounge & Dining Room
- Kitchen Breakfast Room & Utility Room
- Mature Garden & Pond
- Ample Parking for 3 Cars
- Detached Double Garage
- Council Tax - D
- EPC Rating - D

£1,650 PCM





Set in this popular part of Stamford within easy walking distance of Malcolm Sargent Primary School is this well presented FOUR BEDROOM detached home boasting separate reception rooms, a kitchen breakfast room with separate utility room, the master bedroom with an en-suite shower room and a further family bathroom.

The property is set within its own private plot, being approached initially via the large driveway which abuts the detached double garage. Upon entering the property into the entrance hall, doors can be found into the lounge, dining room, kitchen and downstairs w/c. The lounge is light and airy, having sliding doors out into the garden.

The kitchen includes a wide range of useful floor and wall mounted units, and plentiful work surfaces. Included is a freestanding fridge freezer and integrated oven/hob. Off this room is the utility room, which has space for freestanding washing machine and dryer. Upstairs, the central landing leads to all four bedrooms, the master of which benefits from an en-suite bathroom, and all bar one of the bedrooms have built in storage. The family bathroom provides facilities for the remaining three bedrooms. Outside, the enclosed rear garden is well maintained, with a raised fish pond, lawn and terrace. To the front there is ample driveway parking for 2-3 cars and a lawned area.

Please contact Newton Fallowell, Stamford for more information and to arrange your viewing!

Entrance Hall 2.67m x 1.98m

Ground Floor WC 1.55m x 1.02m

Living Room 4.62m x 3.43m

Dining Room 3.38m x 2.64m

Kitchen Breakfast Room 3.58m x 3.56m

Utility Room 1.98m x 1.50m

First Floor Landling 3.96m x 1.14m

Bedroom One 3.66m x 3.02m

En-Suite Shower Room 1.78m x 1.47m

Bedroom Two 3.40m x 2.74m (inc wardrobe)

Bedroom Three 2.97m x 2.46m

Bedroom Four 2.69m x 2.03m

Bathroom 1.96m x 1.70m

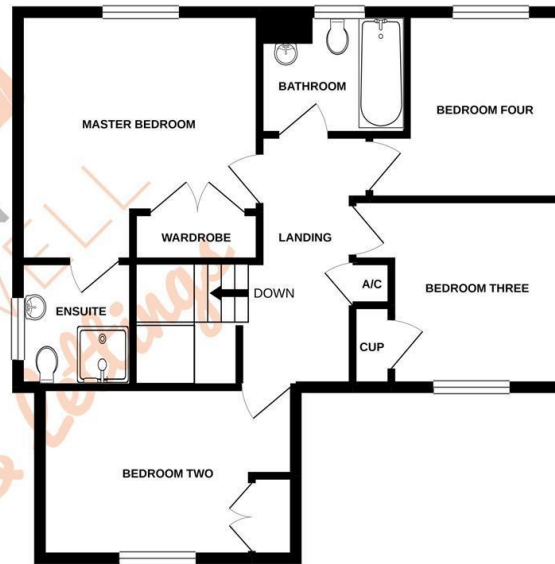
**Agent Note:**

This property has a raised fish pond, with fish within the garden.

GROUND FLOOR  
639 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.4 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 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(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: D

**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.