



Haddon Road, Stamford, PE9 2UP

 **NEWTON FALLOWELL**





## Key Features

- TO LET
- Three Bedroom Semi Detached
- Driveway + On Street Parking
- Single Garage
- Conservatory
- Spacious Rear Garden
- Council Tax - C
- EPC Rating - C

£1,100 PCM





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

Well presented three bedroom semi detached property available to move into in July. Situated on the outskirts Stamford in a popular residential area just off Casterton Road near parks, schools and other local amenities as well as great access to the A1 for commuters.

The ground floor consists of the entrance hall, living room, kitchen diner with included white goods and conservatory looking over the private rear garden.

The first floor consists of the family three piece bathroom, two double bedrooms and a single bedroom all neutrally decorated and ready to move into.

The outside space consist of both front and rear lawned gardens with the single garage a driveway completes the property.

Enquire today and don't miss out on a chance to rent this property!



Hallway 0.98m x 4.03m (3'2" x 13'2")

Storage Cupboard 0.56m x 0.80m (1'10" x 2'7")

Living Room 4.98m x 3.33m (16'4" x 10'11")

Kitchen Diner 5.29m x 2.80m (17'5" x 9'2")

Conservatory 2.94m x 2.68m (9'7" x 8'10")

Pantry Cupboard 0.80m x 0.59m (2'7" x 1'11")

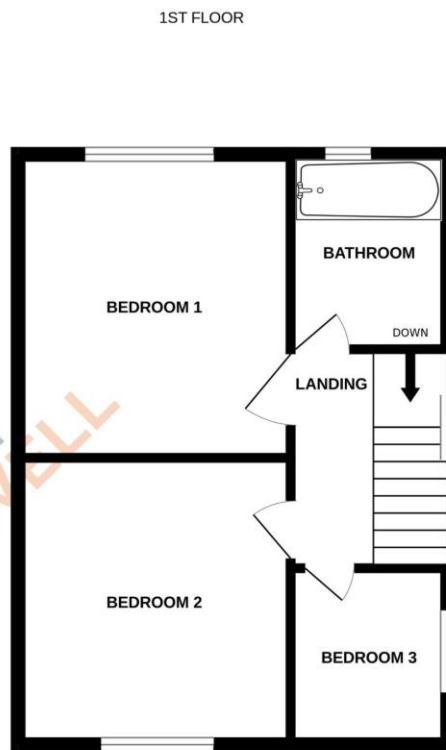
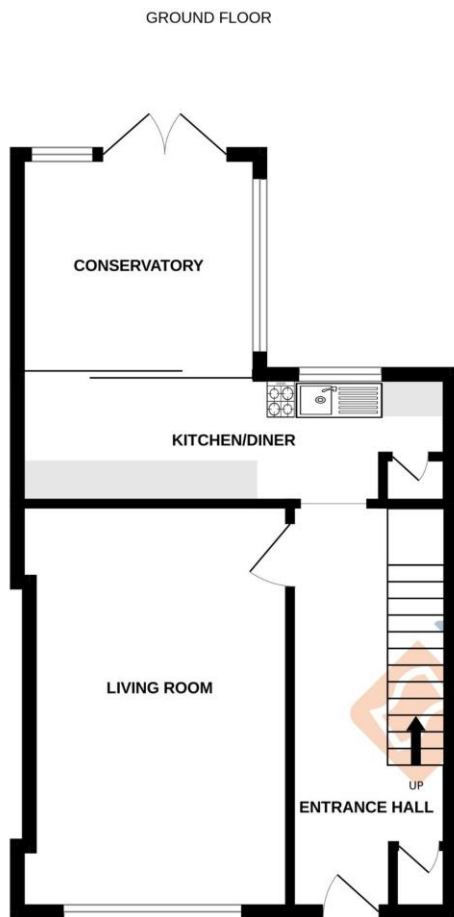
Landing 1.00m x 2.57m (3'4" x 8'5")

Family Bathroom 1.83m x 2.34m (6'0" x 7'8")

Bedroom 1 3.41m x 3.72m (11'2" x 12'2")

Bedroom 2 3.06m x 3.49m (10'0" x 11'6")

Bedroom 3 2.28m x 2.15m (7'6" x 7'1")



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**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 Followell 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.