



36 Maltby Close, Wittering, Stamford, PE8 6EE

 **NEWTON FALLOWELL**

 2  1  0

Key Features

- Two Double Bedrooms
- Popular Village Location
- Easy Access to Stamford & A1
- Modern Bathroom
- Generous Living / Dining Room
- Kitchen with Boot Room
- Immaculate Gardens
- Available 12th May
- EPC Rating C

£900 PCM





AVAILABLE FROM 12TH MAY

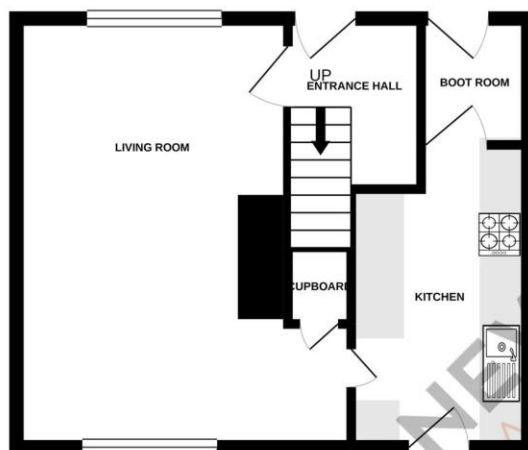
Set within the popular Village of Wittering is this immaculately presented terraced home featuring two bedrooms, a fitted bathroom, a modern refitted kitchen with separate boot room and generous living/dining room. There is an enclosed landscaped rear garden with access door in to a single garage, ample street parking to the front and a landscaped front garden for ease of maintenance. On entering the home you'll be first greeted by the hallway hosting the stairs to the first floor and a door to the living/dining room. Here, this room runs the full depth of the property in an L-shape with dual aspects providing ample space for a dining table & chairs to one end and a door leading into the kitchen. The kitchen has a range of base and wall level units with some integrated appliances. The rear door leads out to the garden and a further doorway leads in to a separate boot room/store, ideal for coats, shoes and to enter through on wet days. To the first floor there are two bedrooms both with built-in wardrobes and a family bathroom with shower over the bath.

To the outside of the property, the gardens to both the front and rear of the property have been landscaped for ease of maintenance and beautifully maintained. Within the rear garden is a door leading you into the single garage which is located on a block and also has an up and over front door access with parking for one car inside and another in front. There is also ample street parking at the front of the property. Contact Newton Fallowell, Stamford to arrange your viewing on this lovely property!



Entrance Hall 2.01m x 1.68m (6'7" x 5'6")
 Living Room 5.36m x 4.17m (17'7" x 13'8")
 Kitchen 3.89m x 2.21m (12'10" x 7'4")
 Boot Room 2.21m x 1.35m (7'4" x 4'5")
 Landing 2.36m x 0.84m (7'8" x 2'10")
 Bedroom 1 5.44m x 2.9m (17'10" x 9'6")
 Bedroom 2 3.66m x 2.97m (12'0" x 9'8")
 Bathroom 2.31m x 1.68m (7'7" x 5'6")

GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.3 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.
Made with Metropix ©2020

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: A

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.