



98a Empingham Road, Stamford, PE9 2RJ

 **NEWTON FALLOWELL**

3 1 1

Key Features

- Contemporary home finished to a high standard
- Spacious open plan living area
- Breakfast kitchen with integrated appliances
- Three well balanced bedrooms
- Landscaped rear garden
- Block paved driveway providing off road parking for 2-3 cars
- EPC Rating C

£1,950 PCM





This contemporary home is finished to a high standard, incorporating eco-friendly features such as solar panels and an efficient water system. The accommodation spans two floors. On the ground floor, the entrance opens into a spacious open-plan living area. The Breakfast Kitchen is equipped with a fully fitted Systemat kitchen, featuring a Silestone worktop and high-end appliances including an induction hob, oven, fridge/freezer, microwave, and dishwasher. Additionally, there is a Utility Room and a Cloakroom. A separate Study/Bedroom 3 is located at the front of the house. Oak stairs lead to the first floor, which comprises 2 Bedrooms and a luxurious Bathroom with a 1700mm shower.

Outside, the south-east facing landscaped garden is laid to lawn, featuring a paved terrace and pergola. The front driveway is block paved, providing off-street parking for 2-3 cars.

The house is architect-designed, making it a striking presence in the area, particularly due to its unique form on this prominent corner site. Although traditionally built, the interior is modern and airy, thanks in part to the high ceilings and abundant natural light provided by high-performance Velux windows overlooking the garden.

The home is finished with Oak engineered flooring throughout, with the exception of the bathroom and utility areas, which feature ceramic tiles. On the ground floor, underfloor heating is installed, powered by an AA-rated gas condensing boiler. Solar panels are used to heat the water through a dual-element large capacity hot water cylinder.

Living room 3.9m x 6.28m (12'10" x 20'7")

Breakfast kitchen 4.1m x 9.7m (13'6" x 31'10")

Utility 2.7m x 1.62m (8'11" x 5'4")

WC 2.15m x 0.85m (7'1" x 2'10")

Study/Bedroom three 3.9m x 3.81m (12'10" x 12'6")

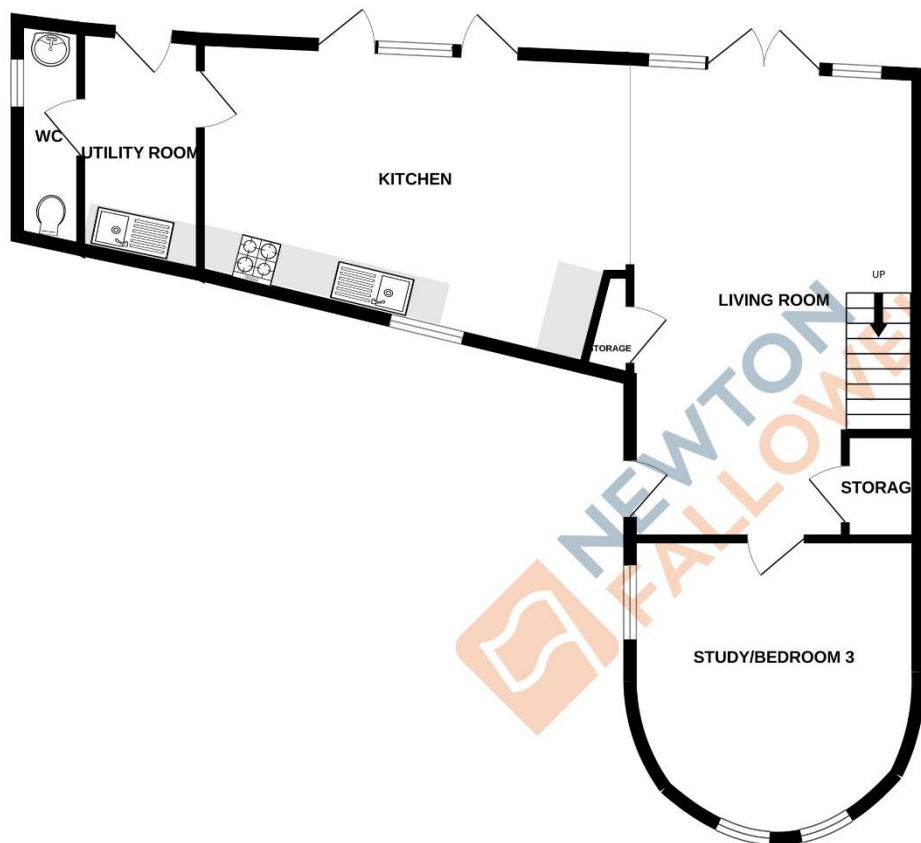
Landing 3.3m x 2.03m (10'10" x 6'8")

Bedroom one 3.24m x 3.6m (10'7" x 11'10")

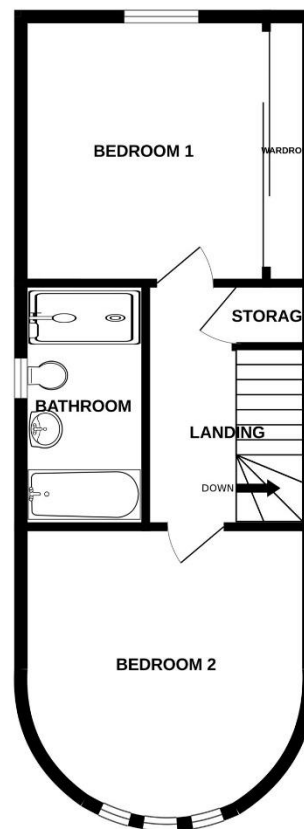
Bedroom two 3.93m x 3.88m (12'11" x 12'8")

Bathroom 3.3m x 1.69m (10'10" x 5'6")

GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1179 sq.ft. (109.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
Council Tax Band: X

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.