



8 Langton Walk, Stamford, PE9 2WF

 **NEWTON FALLOWELL**

 4  2  1

Key Features

- Available NOW
- Very Well Presented
- Four Bedrooms
- Kitchen/Breakfast Room
- Range of Integrated Appliances
- Enclosed Lawned Gardens
- Garage & Driveway Parking
- Energy Rating - B

£1,700 PCM





**** AVAILABLE NOW **** Situated on the highly regarded Taylor Wimpey development off Empingham Road, and on the extremely desirable Langton Walk, with its views over open countryside, is this very well presented **FOUR BEDROOM** end-town house with enclosed gardens and garage, offering spacious, comfortable family accommodation and easy access to both the A1 and Stamford's wide range of amenities and schools.

The property is arranged over three floors and, in short, features a spacious hallway with tiled flooring, a ground floor WC, a fitted kitchen with a range of integrated appliances and a living/dining room with French doors leading out to the rear garden. To the first floor there are two bedrooms (one could be used as a formal sitting room) and a family bathroom, whilst to the second floor are two further double bedrooms, one of which is the principle bedroom with an en-suite shower room, and further separate 3 piece shower room.

Externally, the property has a wonderful outlook, with views over a pleasantly landscaped open area to the front and enclosed lawned gardens to the rear. Also to the rear is a single garage and parking space. Please contact Newton Fallowell, Stamford for more information and to arrange a viewing!

The property is best approached from the rear where driveway parking for one car meets the single garage with electric up & over door and power and lighting connected. To the rear of the garage is a shared gated access leading to both the rear personnel door to the garage and the rear garden which is mainly laid to lawn with patio and fully enclosed. To the front there is a small landscaped garden with lovely open aspects.

The Landlord of this property may consider applicants with a small pet. The Property is a Council Tax Band C payable to South Kesteven District Council





Entrance Hallway



Ground Floor WC



Kitchen Breakfast Room

Lounge

First Floor Landing

Bedroom / Sitting Room

Family Bathroom

Bedroom Four

Second Floor Landing

Bedroom Two

Ensuite Shower Room

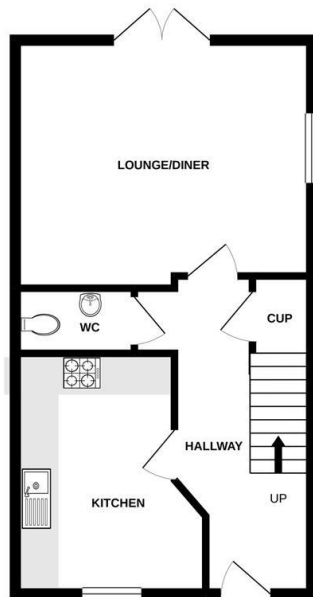
Bedroom One

Separate Shower Room





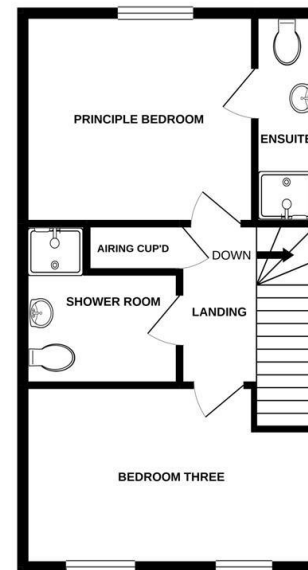
GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



2ND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1354 sq.ft. (125.8 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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COUNCIL TAX INFORMATION:

Local Authority:
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.