



71 Northumberland Way, Stamford, PE9 1EB

 **NEWTON FALLOWELL**



 2    1    1

## Key Features

- End terrace home
- Two well balanced bedrooms
- Light and airy living room
- Well appointed kitchen
- Generous rear garden
- Gravel frontage
- EPC Rating D

£900 PCM





**\*\*AVAILABLE FROM 2ND JUNE ONWARDS\*** Two-bedroom end of terrace home situated in a prime location of Stamford, close to local amenities and walking distance to town centre. The property benefits from a spacious living room, well-appointed kitchen, two well balanced bedrooms, modern bathroom and generous rear garden.

The property is arranged over two floors, entering via the entrance hall which offers great flow downstairs by connecting the living room, kitchen and stairs leading to the first floor. The large living room has an abundance of space and filled with natural light. The kitchen has an array of units, built in oven and hob. The kitchen also has a free-standing fridge freezer being left on a lifetime only basis. To the first floor, the landing connects two well-proportioned bedrooms and the family three-piece bathroom. Bedroom one also benefits from two wardrobes and chest of draws.

Outside to the front is a gravelled section for low maintenance and an inset footpath leading to the front door. The rear garden is fully enclosed and features a patio seating area and generous lawn.

Living room 3.98m x 3.85m (13'1" x 12'7")

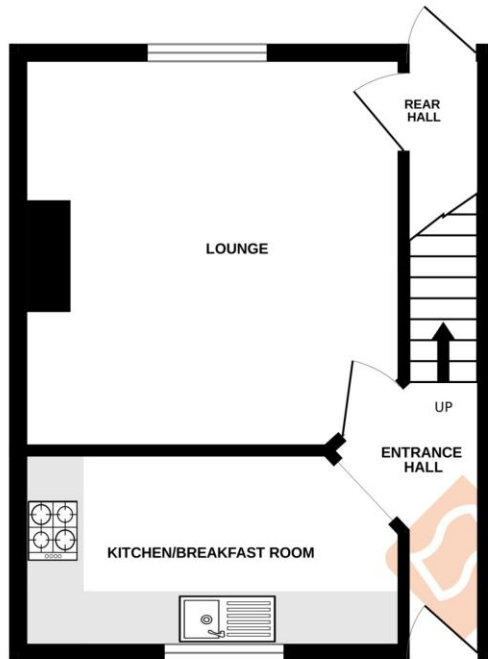
Kitchen 1.98m x 3.98m (6'6" x 13'1")

Bedroom One 2.98m x 2.84m (9'10" x 9'4")

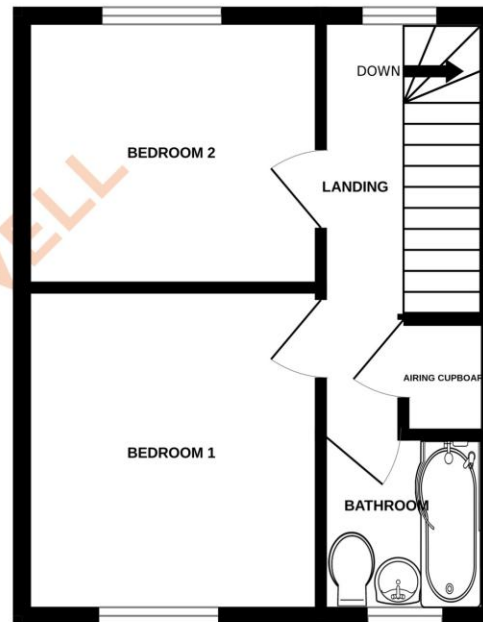
Bedroom Two 2.9m x 2.97m (9'6" x 9'8")

Bathroom 1.68m x 1.83m (5'6" x 6'0")

GROUND FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (55.0 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 ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

#### 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.