



81 Kesteven Road, Stamford, PE9 1SR

 **NEWTON FALLOWELL**

 3  1  1

Key Features

- Semi Detached
- Three well balanced bedrooms
- Large Living Room
- Modern Kitchen
- Downstairs cloakroom
- Handy Utility Room
- Three piece bathroom
- Generous Rear Garden
- EPC Rating C

£1,000 PCM





Three-bedroom semi-detached situated in a prime location of Stamford, close to popular schools and amenities. The property boasts a large living room, modern kitchen breakfast room, downstairs cloakroom, utility room, three well balanced bedrooms, three-piece bathroom, generous rear garden and off-road parking.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor and access to the living room. The light and airy living room has an abundance of space and access to the kitchen breakfast room. The kitchen has an array of modern units and integrated oven & hob. Completing downstairs is a rear hallway connecting a cloakroom and useful utility room. To the first floor, the landing connects two double bedrooms, a further single bedroom and the family three-piece bathroom. Two of the bedrooms have built in wardrobes.

Outside to the front is a gravelled driveway offering ample off-road parking. Gated access to the side of the property leads to the enclosed rear garden with patio seating area, generous lawn and a pond.





Entrance Hall 3.71m x 0.81m (12'2" x 2'8")

Living Room 5.53m x 3.34m (18'1" x 11'0")

Kitchen Breakfast Room 3.86m x 2.9m (12'8" x 9'6")

Rear Hallway 1.38m x 0.87m (4'6" x 2'11")

Utility Room 2.54m x 1.88m (8'4" x 6'2")

Cloakroom 1.53m x 0.74m (5'0" x 2'5")

Landing 3m x 0.82m (9'10" x 2'8")

Bedroom One 3.6m x 3.6m (11'10" x 11'10")

Bedroom Two 4m x 2.77m (13'1" x 9'1")

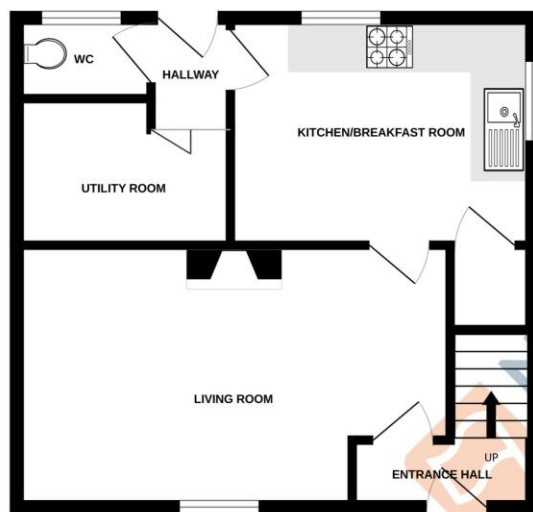
Bedroom Three 3.61m x 2.79m (11'10" x 9'2")

Bathroom 1.67m x 1.64m (5'6" x 5'5")



SCAN ME

GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs:		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: B

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.