



31 Langton Walk, Stamford, PE9 2WF

 **NEWTON FALLOWELL**

3 2 1

### Key Features

- AVAILABLE NOVEMBER
- STUNNING MODERN TOWN HOUSE
- HIGHLY REGARDED LOCATION
- OPEN ASPECTS TO FRONT
- THREE BEDROOMS & TWO BATHROOMS
- KITCHEN WITH APPLIANCES
- REAR GARDEN, DRIVEWAY & GARAGE
- EPC Rating B

£1,400 PCM





A stunning three bedroom town house situated on the highly regarded Taylor Wimpey development off Empingham Road with open views, boasting a breakfast kitchen with a range of integrated appliances, a spacious sitting room, family bathroom, a large master bedroom with en-suite, an enclosed rear garden, a driveway & single garage. The property is arranged over three floor which first greets you with the hallway offering useful storage, a ground floor WC and doors to the sitting room and kitchen. The floor areas have been laid to 'Moduleo' in a wood effect for ease of maintenance which continues throughout the ground floor. To the first floor there are two bedrooms, the larger bedroom offering fitted wardrobes and there is a family bathroom. The master bedroom occupies the entire top floor boasting a vaulted ceiling, fitted wardrobes and a 3 piece en-suite shower room. Outside the property offers a small enclosed frontage which opens on to a landscaped communal area whilst to the rear there is an enclosed garden with patio terrace, lawn and gated pedestrian access leading to the garage and driveway. Contact Newton Fallowell, Stamford at your earliest convenience to arrange a viewing! An enclosed frontage set behind part stone wall and iron railings. An enclosed rear garden with patio terrace, lawn and gated access to a parking area where there is a driveway meeting a single garage set beneath a coach house.

Ground Floor WC

Kitchen Breakfast Room

Lounge

Bedroom Two

Bedroom Three

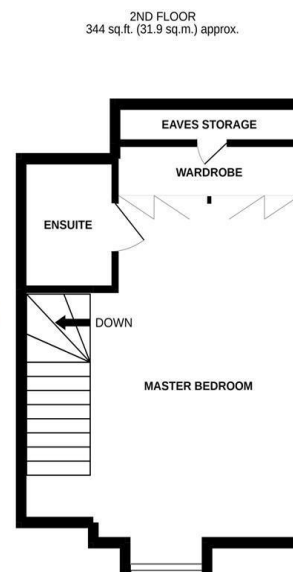
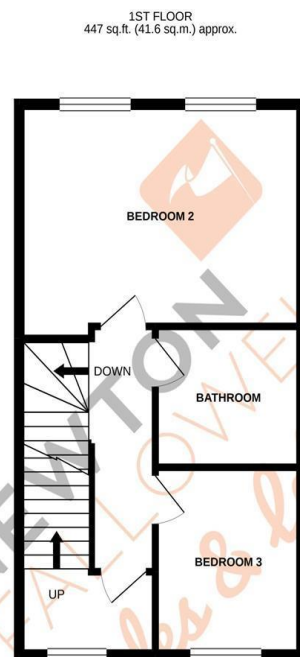
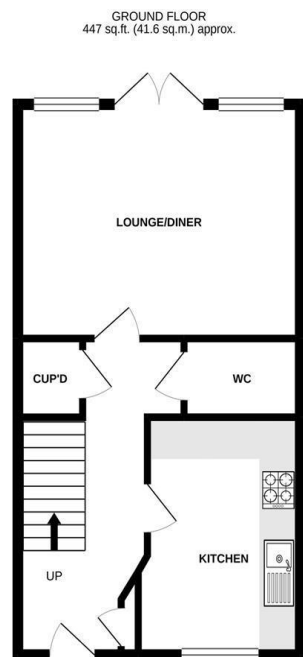
Family Bathroom

Stairwell

Master Bedroom

En-Suite Shower Room

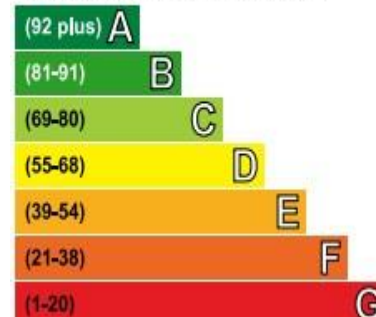
Outside



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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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| Current | Potential |
|---------|-----------|
| 85      | 95        |

#### 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.