



14 Lincoln Road, Stamford, PE9 1UU

 **NEWTON FALLOWELL**

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Key Features

- Semi detached home
- Two reception rooms
- Modern Kitchen
- Three well balanced bedrooms
- Three piece bathroom
- Generous rear garden
- Oversized garage
- Ample off road parking
- EPC Rating C

£1,300 PCM





AVAILABLE NOW Three bedroom semidetached home situated in a prime location of Stamford, close to local amenities and within walking distance of town centre. The property benefits from two reception rooms, modern kitchen, three piece bathroom, oversized garage, ample off road parking and generous rear garden.

The property is arranged over two floors, entering via the porch which internally leads into the entrance hall with stairs leading to the first floor. Downstairs are two spacious reception rooms, flooded with natural light and ample living space. Completing downstairs is the modern kitchen with an array of units and access into the oversized garage. To the first floor, the landing connects two well balanced double bedrooms, a further single bedroom and the family three piece bathroom.

Outside to the front is a driveway for two vehicles and a front garden with mature border. The garage has an up and over door and a separate side door access. The generous rear garden has a patio seating area, decking area and a large lawn space ideal for families, garden lovers or entertaining.





Porch 1.36m x 1.04m (4'6" x 3'5")

Entrance Hall 2.49m x 2.11m (8'2" x 6'11")

Living Room 3.84m x 2.1m (12'7" x 6'11")

Dining Room 3.84m x 2.71m (12'7" x 8'11")

Kitchen 4.32m x 2.1m (14'2" x 6'11")



Landing 2.52m x 2.1m (8'4" x 6'11")

Bedroom One 3.83m x 3.47m (12'7" x 11'5")

Bedroom Two 3.83m x 3.43m (12'7" x 11'4")

Bedroom Three 2.73m x 2.43m (9'0" x 8'0")

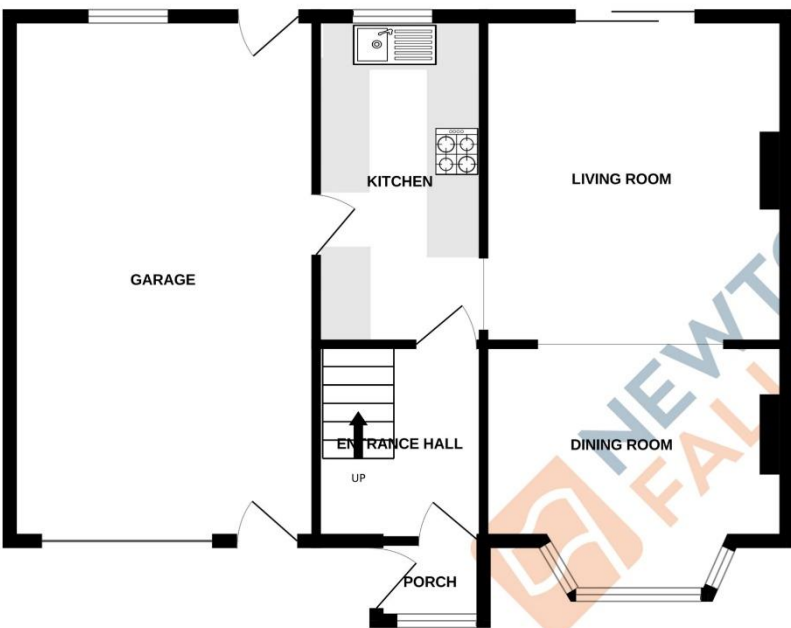
Bathroom 1.99m x 1.8m (6'6" x 5'11")



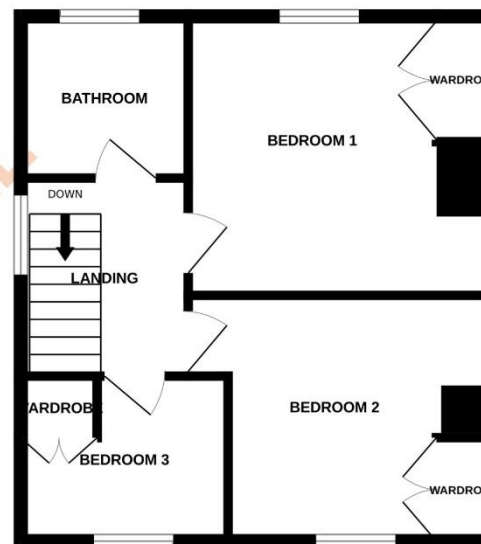
Garage 7.34m x 3.86m (24'1" x 12'8")



GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.

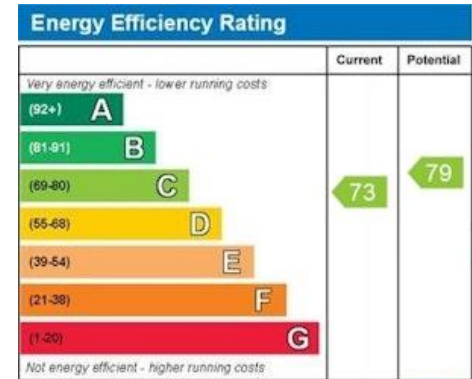


1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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: 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.