



St. Lawrence Way

Tallington, Stamford, PE9 4RH

**Price Guide £244,950**

Richardson

## St. Lawrence Way

Tallington, Stamford, PE9 4RH

A modern mid terrace home in attractive village setting, close to open green space within an established small estate approximately 4 1/2 miles to the East of Stamford and approximately 4 miles from Market Deeping. An ideal downsize property, first time buy or buy to let, the property has a conservatory to the rear to provide additional living space and has been well maintained with UPVC double glazing and gas central heating. The accommodation comprise reception hall, lounge, kitchen breakfast room, conservatory. To the first floor, the master bedroom has built in wardrobes, further bedroom and bathroom. Enclosed low maintenance rear garden with a westerly aspect and parking to the front for two or three cars.

### Entrance Hall

### Lounge

14'8" x 9'8" (4.48m x 2.96m)

### Kitchen breakfast

12'9" x 7'8" (3.9m x 2.34m)

### Conservatory

12'1" x 9'10" (3.7m x 3m)

### First floor landing

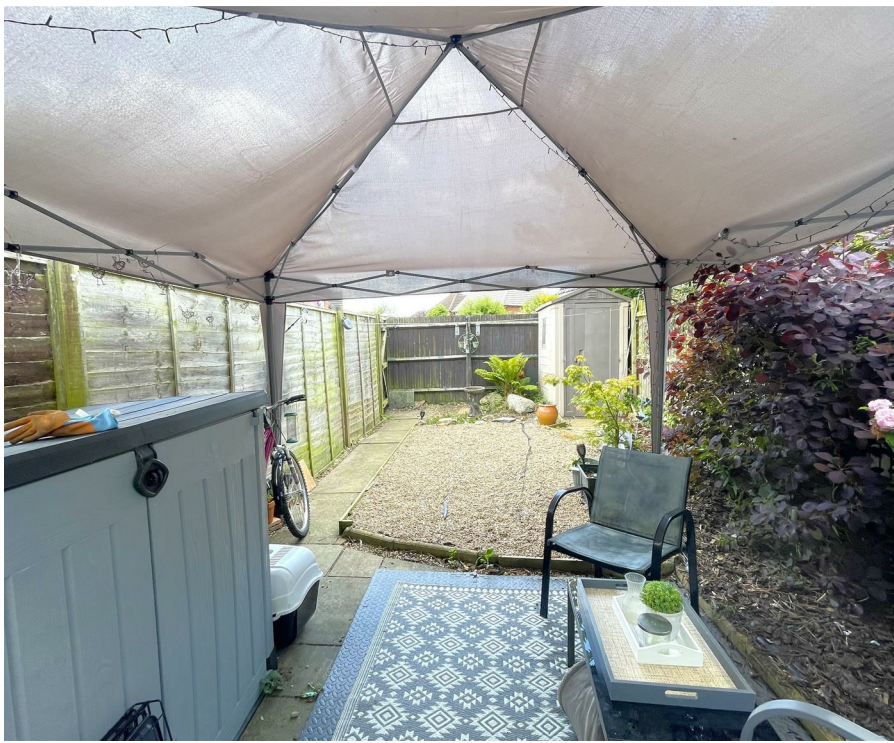
### Bedroom

12'9" x 9'3" (3.9m x 2.83m)

### Bedroom

11'3" x 7'8" (3.45m x 2.36m)





**Bathroom**  
7'9" x 5'2" (2.38m x 1.6m )

**External details**

Open plan front with pathway to the replacement front door. Driveway to the front providing allocated parking for 2/3 cars. Pathway to the side gives access to the enclosed low maintenance rear garden with paved and gravel areas and shed. The rear has a westerly aspect.

**Services**

All mains services are connected

**Council Tax**

South Kesteven Council Tax Band B

**Communication**

According to Openreach: Superfast Fibre is available

According to Ofcom: mobile coverage is Likely with O2, Limited with EE & Vodafone and None with 3

**Viewing**

Telephone appointment with Richardson 01780 762433  
post@richardsonsurveyors.co.uk



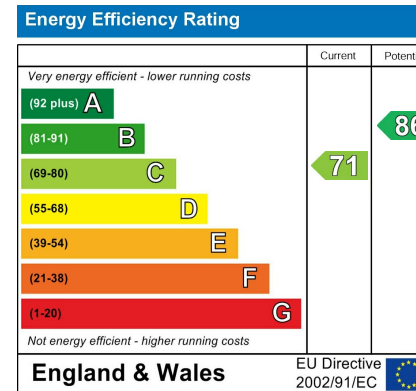
## Floor Plan



## Area Map



## Energy Efficiency Graph



**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

**Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB**

[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)

**01780 762433**