



11 Templeman Drive, Carlby, Stamford, PE9 4NQ

 **NEWTON FALLOWELL**

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Key Features

- 3 BEDROOM FAMILY HOME
- KITCHEN/DINER
- AVAILABLE NOW
- GARAGE AND DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- EPC RATING - D
- NEWLY DECORATED
- COUNCIL TAX BAND - C

£1,100 PCM





Set in the popular village of Carlby is this modern detached family home boasting a rather spacious interior which includes THREE BEDROOMS, A living room, a spacious kitchen / diner, an enclosed "SOUTH FACING" rear garden, driveway & a garage.

On entering the home, you'll be first greeted by the entrance hallway hosting a downstairs WC. From there, it flows nicely through to the lounge and meets, at the rear of the property, the kitchen / diner. The kitchen offers a range of fitted units with surface areas and a cooker, too one side patio doors lead out to the suntrap south facing rear garden. To the first floor there are three bedrooms, the master enjoying an en-suite shower room and there is a further family bathroom.

Outside, there is a driveway providing ample parking for 2 cars meeting a single garage and gated access to the rear garden. To the rear of the property the garden initially greets you with a patio terrace which meets an expanse of lawn with mature planted borders.





Entrance Hall 1.95m x 3.09m (6'5" x 10'1")

Lounge 2.50m x 3.53m (8'2" x 11'7")

Kitchen/Diner 4.84m x 3.55m (15'11" x 11'7")

Bedroom 1 3.12m x 3.08m (10'2" x 10'1")

Ensuite 1.09m x 1.45m (3'7" x 4'10")

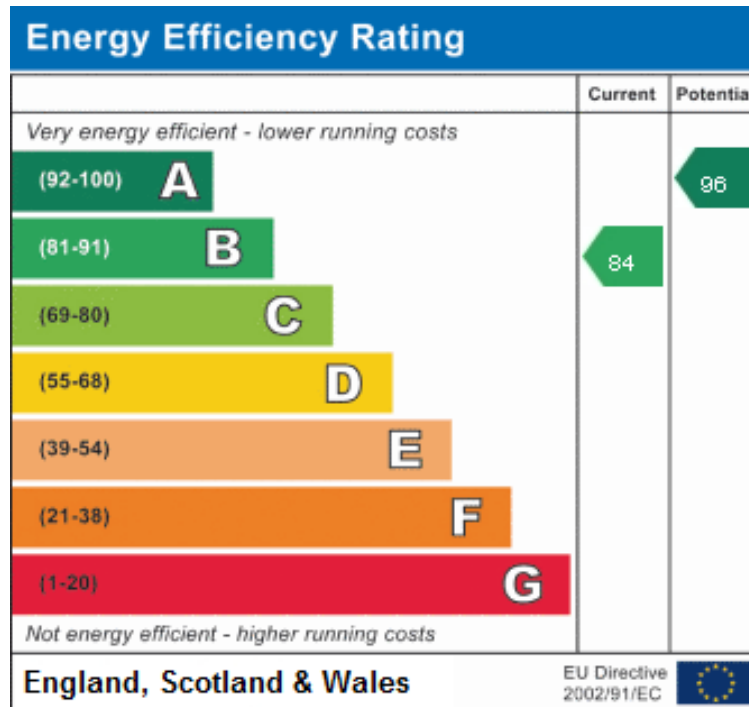


Bedroom 2 2.69m x 3.23m (8'10" x 10'7")

Bedroom 3 1.90m x 2.71m (6'2" x 8'11")

Bathroom 1.78m x 1.93m (5'10" x 6'4")





COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: X

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.

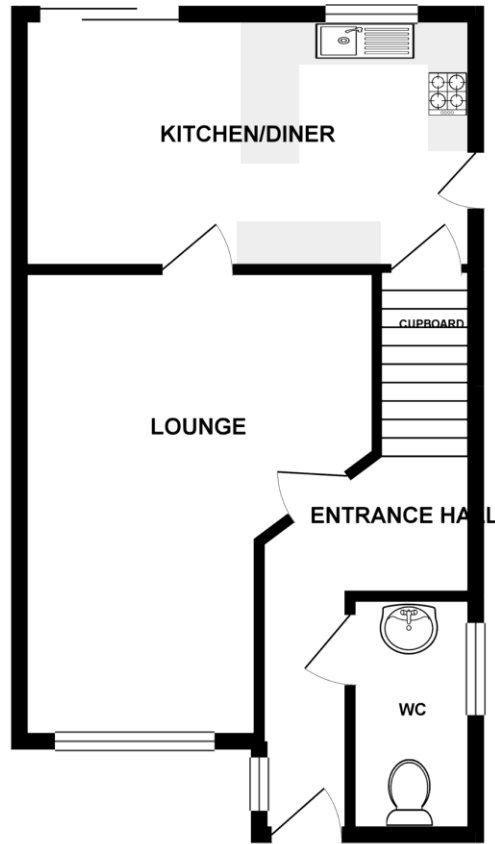
ANTI-MONEY LAUNDERING REGULATIONS:

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.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 80.40 sq. m. (865.42 sq. ft.) 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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