



49 Drift Road, Stamford
£249,950

 **NEWTON FALLOWELL**

49 Drift Road

Stamford

Newton Fallowell are delighted to offer for sale this well-presented two double bedroom end-terraced home, ideally situated in a popular residential location close to Stamford College and within easy walking distance of the town centre and a wide range of local amenities.

The property is approached via steps leading to the front entrance door, opening into the welcoming hallway with stairs rising to the first floor and access to the living room. The spacious lounge benefits from a large bay window, allowing plenty of natural light, together with useful understairs storage. To the rear, the modern kitchen/dining room is fitted with a range of contemporary wall and base units, integrated appliances, and offers ample space for a dining table and chairs, making it ideal for everyday family living and entertaining.

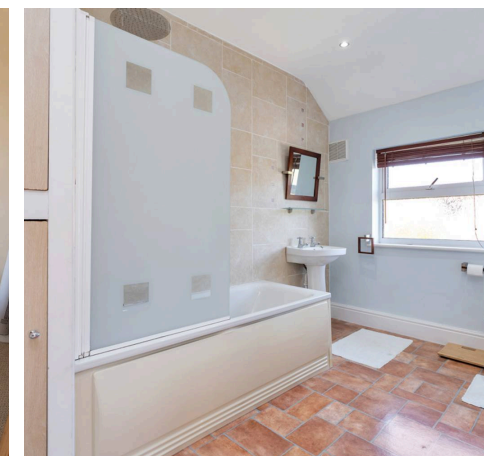
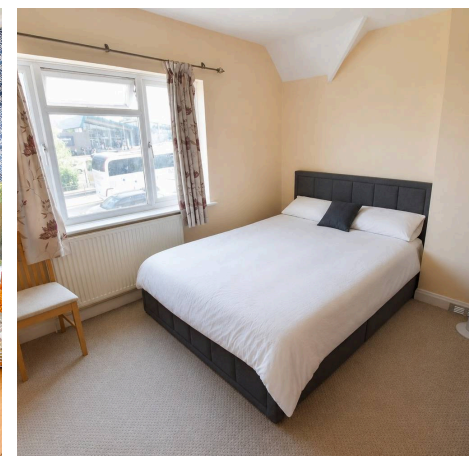
A side door leads to a practical single-storey store room/side porch, providing additional storage and convenient access to both the front and rear gardens.

On the first floor are two well-proportioned double bedrooms, together with a stylish modern bathroom fitted with a white three-piece suite.

Externally, the front garden is mainly laid to lawn with mature hedging and planted borders, creating an attractive approach. The enclosed rear garden features a generous patio seating area leading to a lawn with established shrubs and a useful timber shed. The property also benefits from gated rear pedestrian access and the potential to reinstate vehicular access to create off-road parking, accessed via Drift Avenue.

Council Tax band: A

Tenure: Freehold





Entrance Hall

3' 8" x 4' 0" (1.12m x 1.22m)

Living Room

11' 9" x 16' 4" (3.58m x 4.97m)

Kitchen/Diner

7' 0" x 14' 11" (2.14m x 4.54m)

Landing

2' 9" x 5' 2" (0.85m x 1.57m)

Bedroom One

10' 4" x 12' 2" (3.16m x 3.70m)

Bedroom Two

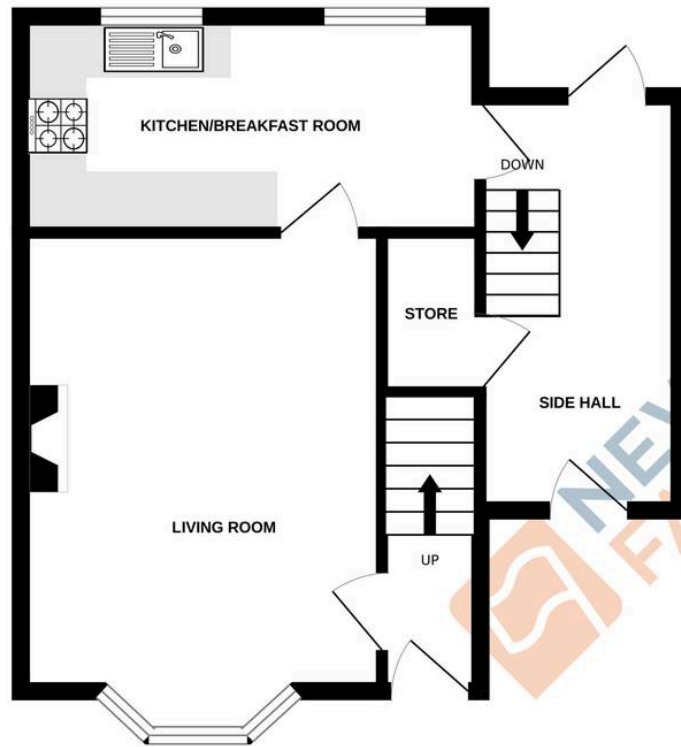
7' 11" x 8' 7" (2.42m x 2.62m)

Bathroom

6' 8" x 11' 6" (2.03m x 3.50m)



GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 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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Newton Fallowell - Stamford

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