



17 Christ Church Close, Stamford, PE9 1HS

 **NEWTON FALLOWELL**

3 1 2

## Key Features

- Large Three Bedroom Terrace Home
- Great Downstairs Living Accommodation
- Ideal First Home or Investment Property
- Ideal Location close to Schools and Local Amenities
- Dedicated Off Road Parking
- Council Tax Band - B
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£285,000





Located in a quiet cul-de-sac within walking distance of Stamford town centre, this deceptively spacious three-bedroom mid-terrace home offers well-balanced accommodation and a low-maintenance garden. The property is close to local schools, shops, and other amenities, and benefits from dedicated off-road parking.

The ground floor comprises an entrance hall with storage and a cloakroom, a modern recently fitted kitchen breakfast room, and a generous living room with feature fireplace and patio doors leading into a bright conservatory overlooking the rear garden.

Upstairs, the property offers two double bedrooms—one with built-in wardrobes—a further single bedroom, and a stunning three piece family bathroom complete with a skylight.

The rear garden is designed for low maintenance mainly laid to lawn with a separate patio and mature borders, along with a garden shed. To the front, a block-paved path leads to the entrance porch and the dedicated parking space.





Entrance Hall 3.74m x 2.12m (12'4" x 7'0")

WC 1.7m x 1.05m (5'7" x 3'5")

Kitchen Breakfast Room 3.75m x 2.45m (12'4" x 8'0")

Lounge 4.69m x 3.64m (15'5" x 11'11")

Conservatory 3.87m x 2.94m (12'8" x 9'7")

Bedroom One 3.79m x 2.52m (12'5" x 8'4")

Bedroom Two 3m x 2.52m (9'10" x 8'4")

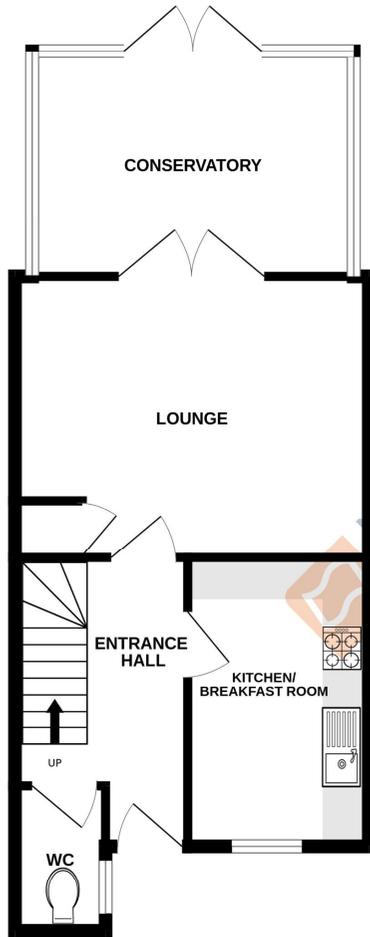
Bedroom Three 2.51m x 2.07m (8'2" x 6'10")

Bathroom 2.06m x 2.04m (6'10" x 6'8")

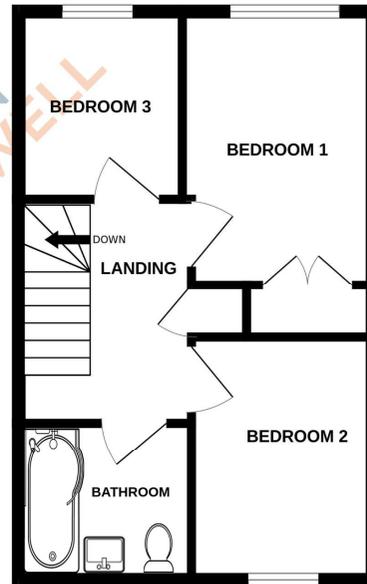




GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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.