



Newham Road, Stamford, PE9 1BZ

 **NEWTON FALLOWELL**



Key Features

- Extended semi detached
- Three well balanced bedrooms
- Two reception rooms
- Kitchen with a wealth of units
- Three piece bathroom
- Enclosed landscaped rear garden
- Driveway and single garage
- No onward chain
- EPC Rating D
- Freehold

£250,000





An extended three bedroom semi-detached property tucked away in a quiet cul de sac of Stamford, close to local amenities, popular schools and easy access routes. The property boasts a large living room/dining room, separate study, large kitchen breakfast room, utility room, three piece bathroom, single garage, driveway and a landscaped rear garden.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor and an abundance of storage underneath. To the left of the entrance hall is the handy utility room housing the modern boiler and a separate downstairs three piece bathroom which has been fully tiled. Continuing through the property you enter into the large living room/dining room tastefully decorated and features a lovely wood burner, patio doors to the rear garden and a door to the separate study. Completing downstairs is the kitchen breakfast room featuring a wealth of units, another set of patio doors to the rear garden and access into the single garage. To the first floor, the landing connects the three bedrooms, two being well proportioned doubles and a single bedroom.



Outside to the front is a gravelled driveway creating off road parking for at least two vehicles and access to the single garage. The rear garden has been fully landscaped featuring a patio seating area, lawn and a further decking area all fully enclosed.



Entrance hall 3.81m x 1.8m (12'6" x 5'11")

Utility Room 2.57m x 1.57m (8'5" x 5'2")

Bathroom 2.57m x 1.98m (8'5" x 6'6")

Living Room 6.81m x 4.42m (22'4" x 14'6")

Study 3.43m x 1.32m (11'4" x 4'4")

Kitchen Breakfast Room 5.23m x 2.49m (17'2" x 8'2")

Landing 2.08m x 0.84m (6'10" x 2'10")

Bedroom One 3.53m x 2.77m (11'7" x 9'1")

Bedroom Two 4.14m x 2.26m (13'7" x 7'5")

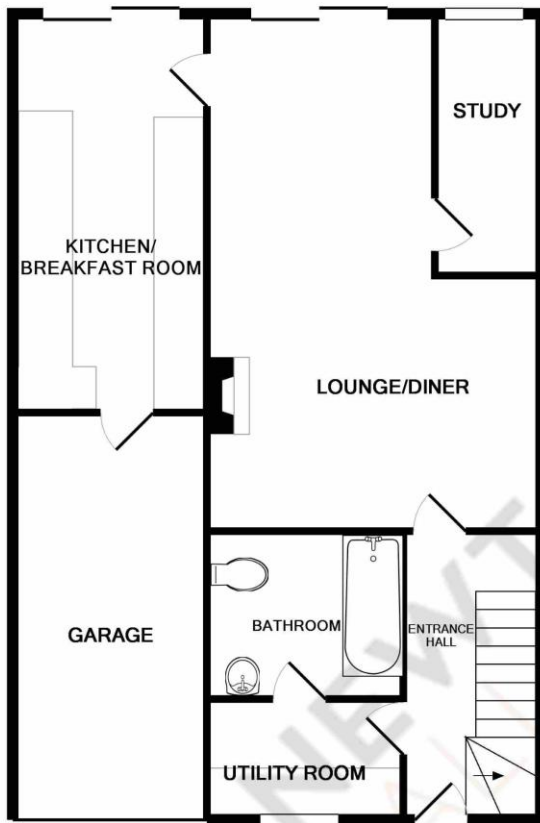
Bedroom Three 3.28m x 2.08m (10'10" x 6'10")

Garage 5.64m x 2.69m (18'6" x 8'10")

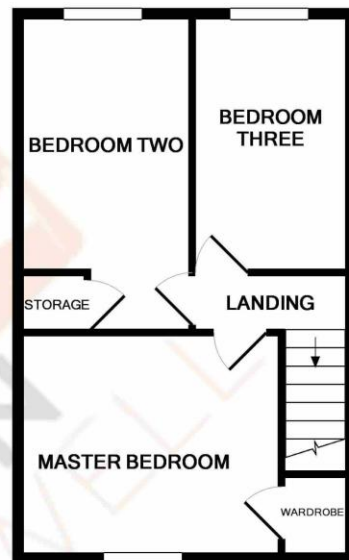
Agent Note

Property is currently tenanted and the photos used are previous marketing photos.





GROUND FLOOR
APPROX. FLOOR
AREA 773 SQ.FT.
(71.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 329 SQ.FT.
(30.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1102 SQ.FT. (102.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: C

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 £62 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.