



36 Mountbatten Avenue, Stamford
£239,950

 **NEWTON FALLOWELL**

36 Mountbatten Avenue

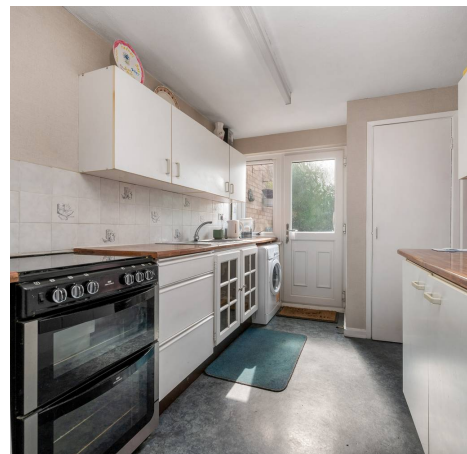
Stamford

No Onward Chain Newton Fallowell are delighted to offer this three-bedroom semi-detached home is situated in a popular residential area on the northern side of Stamford. Occupying a generous corner plot, the property presents an excellent opportunity for first-time buyers, families, or investors alike.

The accommodation comprises an entrance hall with a downstairs WC, a spacious open-plan living and dining room, and a fitted kitchen with direct access to the rear garden.

To the first floor are two well-proportioned double bedrooms, a generous single bedroom, and a modern three-piece family bathroom.

Externally, the property enjoys a substantial corner plot with excellent potential to create a large driveway to the front (subject to the necessary permissions). The enclosed rear garden wraps around the side of the property and benefits from a sizeable outbuilding, currently used as a workshop and storage space, offering excellent versatility.





Entrance Hall

8' 4" x 13' 7" (2.53m x 4.15m)

Living Room

11' 7" x 14' 3" (3.53m x 4.35m)

Dining Room

10' 0" x 0' 11" (3.05m x 0.28m)

Kitchen

7' 10" x 10' 9" (2.40m x 3.28m)

Bedroom One

13' 3" x 11' 7" (4.04m x 3.53m)

Bedroom Two

11' 7" x 9' 5" (3.53m x 2.87m)

Bedroom Three

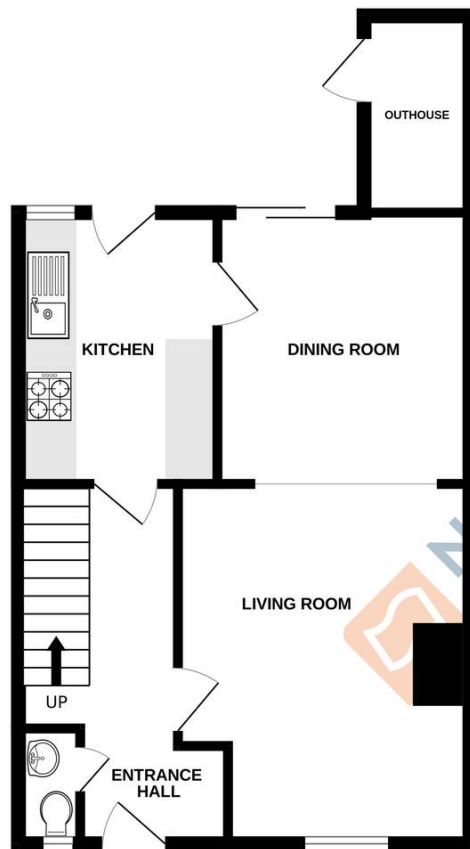
8' 11" x 8' 3" (2.72m x 2.51m)

Bathroom

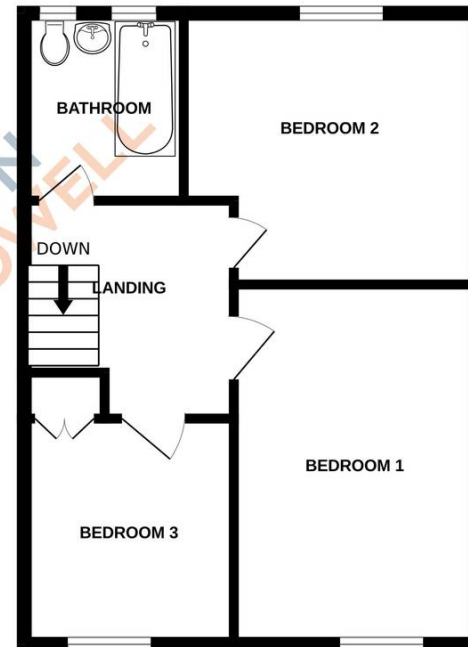
7' 5" x 5' 5" (2.26m x 1.65m)



GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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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