



Stanley Street, Stamford

 **NEWTON FALLOWELL**

 2  1  2

Key Features

- No onward chain
- Two double bedrooms
- Semi-detached home
- Off road parking
- Two reception rooms
- Three piece shower room
- Walking distance to town centre
- EPC Rating - C
- Freehold

£265,000





****NO ONWARD CHAIN****

Two bedroom semidetached home situated in a prime location of Stamford, within a short walk to the town centre. This lovely home benefits from two reception rooms, three piece bathroom, well appointed kitchen, two double bedrooms and driveway.

The property is arranged over two floors, entering via one of the reception rooms which is versatile and just off the kitchen becoming an ideal dining room / family room. The kitchen has a wealth of units and linked to a rear hallway and the modern three piece shower room. Completing downstairs is the separate light and airy living room with lovely bay window and feature fireplace.

To the first floor, the landing connects two well balanced double bedrooms, one of which has its own feature fireplace.

Outside a low brick wall surrounds the property with a block paved driveway offering ample off road parking, or alternatively using the front a low maintenance garden for a patio seating set.



Living Room 3.76m x 3.36m (12'4" x 11'0")

Dining Room 4.04m x 3.76m (13'4" x 12'4")

Kitchen 3.76m x 1.8m (12'4" x 5'11")

Rear Hallway 1.92m x 0.73m (6'4" x 2'5")

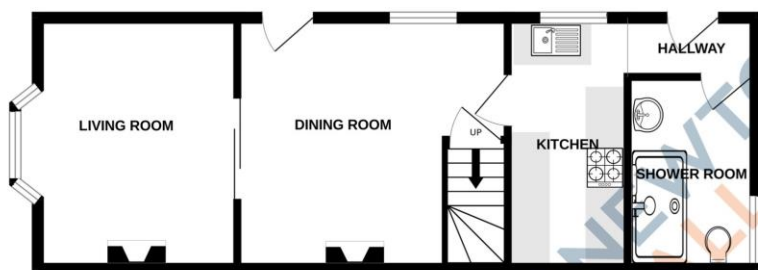
Shower Room 2.32m x 1.92m (7'7" x 6'4")

Landing 4m x 0.79m (13'1" x 2'7")

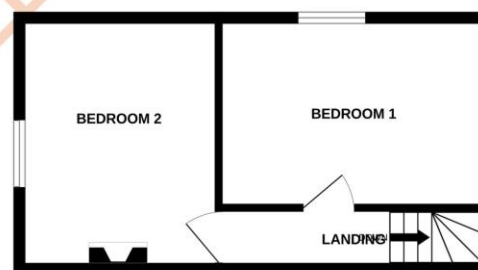
Bedroom One 2.84m x 4m (9'4" x 13'1")

Bedroom Two 3.76m x 2.79m (12'4" x 9'2")

GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 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: South Kesteven
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.