



Chatsworth Road, Stamford

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Spacious Three Bedroom Semi - Detached Family Home
- No Onward Chain
- Sought After Location
- Great Scope and Potential
- Large South Facing Plot
- Off Road Parking and Single Garage
- Council Tax Band - C
- EPC Rating – TBC
- Freehold

£285,000





NO ONWARD CHAIN* *Great Scope and Potential
Situated in a highly sought-after area of Stamford, this extended three-bedroom semi-detached home occupies a generous south-facing plot, offering excellent scope for further development and long-term potential. The property benefits from off-road parking, a single garage, and well-proportioned accommodation throughout, including two double bedrooms and a third single bedroom. Viewing is highly recommended to fully appreciate the opportunity on offer.

Upon entering the home, you are welcomed by an entrance hall providing access to the ground floor reception rooms and stairs rising to the first floor. To the front of the property is a separate living room featuring a large front-facing window, allowing for plenty of natural light. To the rear, there is a dining area which flows into a delightful sun/garden room, creating an ideal space for entertaining or relaxing.

The ground floor is completed by a fitted kitchen with a door leading out to the rear garden. Upstairs, the first floor offers two spacious double bedrooms, a third single bedroom, and a modern walk-in shower room.



Externally, the front of the property provides off-road parking and access to the single garage. The rear garden is a particular highlight, boasting a large south-facing aspect, mainly laid to lawn, with separate decking and patio areas, as well as a storage shed and greenhouse.



Entrance Hall 1.81m x 4.21m (5'11" x 13'10")

Lounge 3.35m x 5.16m (11'0" x 16'11")

Dining Room 2.64m x 2.78m (8'8" x 9'1")

Kitchen 2.49m x 3.39m (8'2" x 11'1")

Sun Room 1.85m x 4.06m (6'1" x 13'4")

Bedroom One 3.49m x 3.04m (11'6" x 10'0")

Bedroom Two 3.37m x 3.64m (11'1" x 11'11")

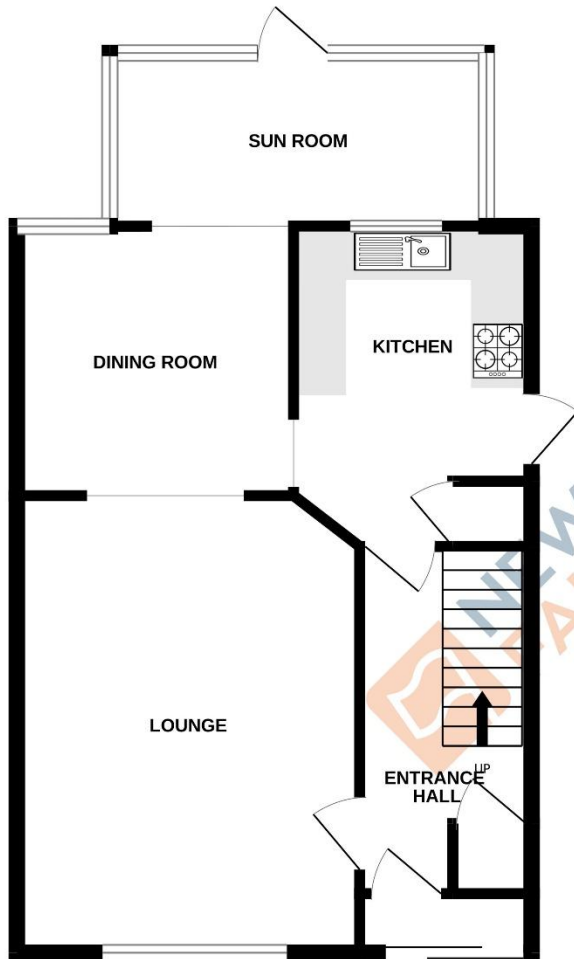
Bedroom Three 2.63m x 2.16m (8'7" x 7'1")

Bathroom 2.06m x 2.08m (6'10" x 6'10")

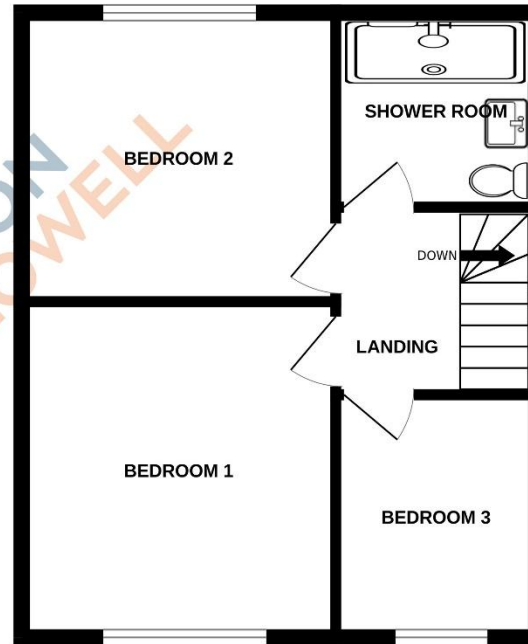




GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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 is given.

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
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 £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.