



Arran Road, Stamford

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Extended Three Bedroom Family Home
- Great Ground Floor Living Accommodation
- Well Presented Throughout
- South/West Facing Rear Garden
- Ample Off Road Parking and Single Garage
- Highly Sought After Location, Close to Schools / Amenities
- Council Tax Band - B
- EPC Rating - D
- Freehold

£320,000





Motivated Vendor* *Great Location This well-presented three-bedroom semi-detached home is located in a highly sought-after area of Stamford, close to popular primary schools, local amenities, and excellent transport links. The property offers a spacious lounge/diner, sun room, modern kitchen and bathroom, two generous double bedrooms, a single garage with ample off-road parking, and a private west-facing rear garden.

Arranged over two floors, the home is entered through a porch that opens into the hallway with stairs leading to the first floor. To the side, a door leads into the bright and airy lounge/diner, enhanced by dual-aspect windows and an attractive feature fireplace. The ground floor is completed by a modern kitchen offering an abundance of base and wall units, a useful pantry, and access to a double glazed argon filled sun room.

Upstairs, the landing provides access to two well-proportioned double bedrooms, a comfortable single bedroom, and a family-size three-piece bathroom.

Outside, the property benefits from a very large gravelled driveway offering plentiful parking and leading to the single garage with an up-and-over door. The front garden includes a lawn area with mature trees and shrubs. The fully enclosed, private south/west-facing rear garden features a timber decked area along with a lawn bordered by attractive planting.



Porch 1.63m x 1.02m (5'4" x 3'4")

Lounge/Diner 7.26m x 4.27m (23'10" x 14'0")

Sun Room 3.15m x 2.9m (10'4" x 9'6")

Kitchen 3.25m x 2.67m (10'8" x 8'10")



Bedroom One 3.35m x 3.35m (11'0" x 11'0")

Bedroom Two 3.35m x 2.97m (11'0" x 9'8")

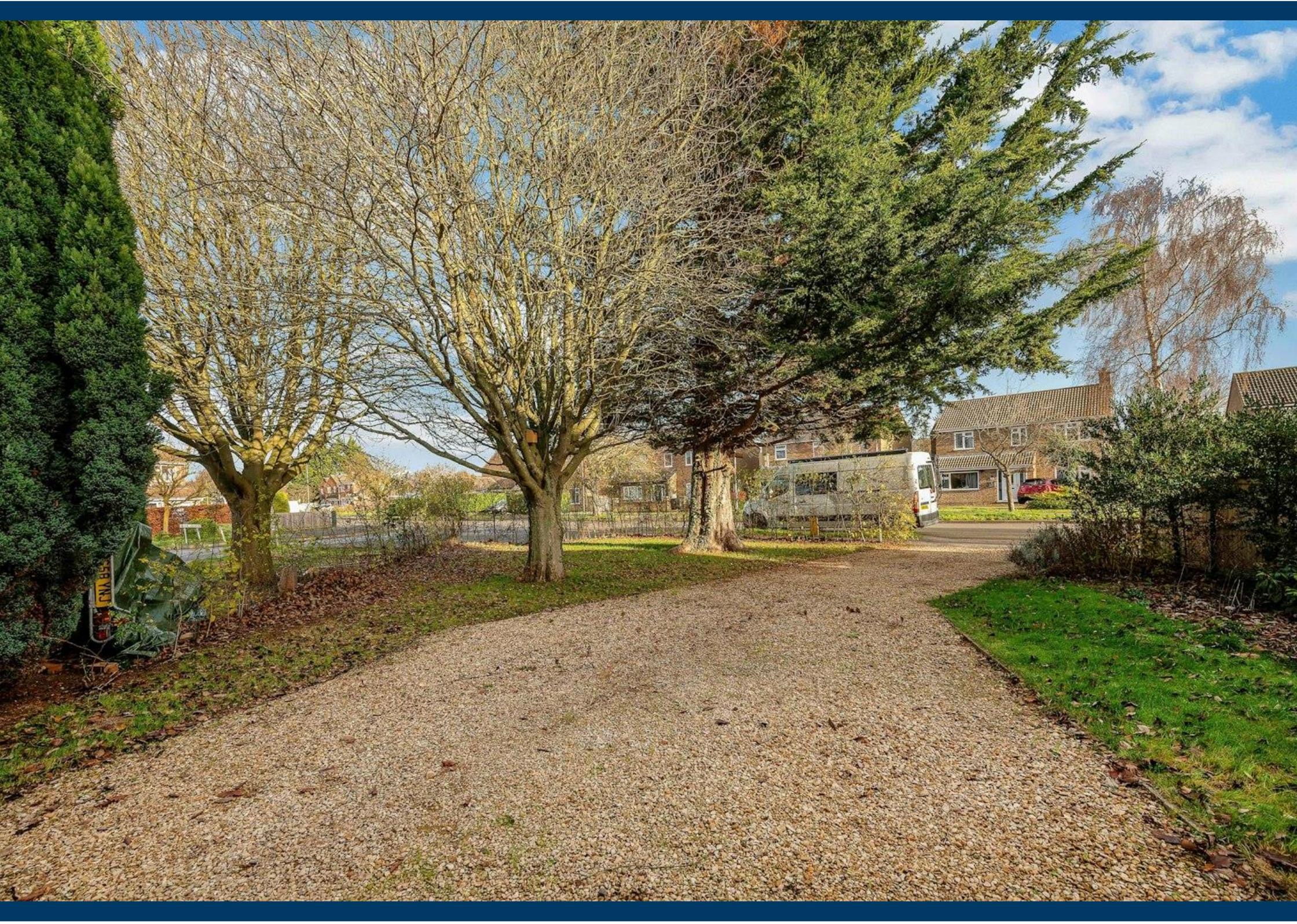
Bedroom Three 2.29m x 2.08m (7'6" x 6'10")

Family Bathroom 2.06m x 1.65m (6'10" x 5'5")

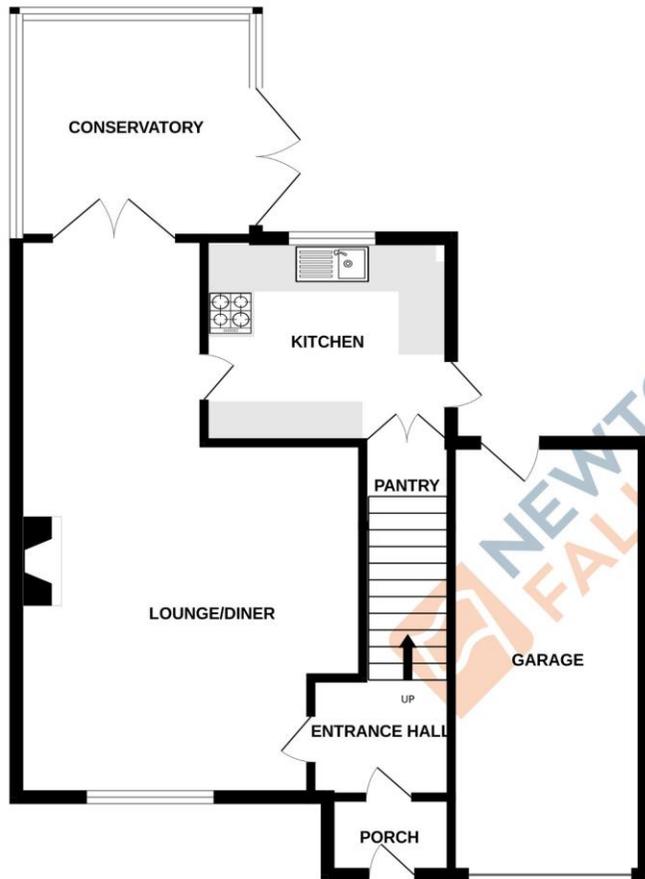


Garage 5.18m x 3.15m (17'0" x 10'4")

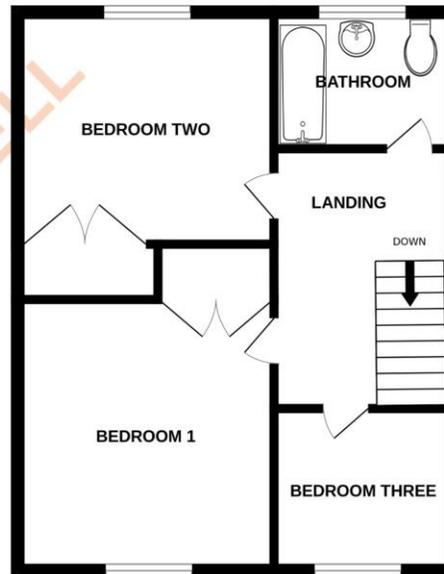




GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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.