



Conduit Road, Stamford

 **NEWTON FALLOWELL**

 3  3  1

Key Features

- Extended Three Bedroom Family Home
- Stamford Town Centre Location
- Large Private Rear Garden
- Off Road Parking Plus Permit Parking
- Immaculately Presented Throughout
- Two Upstairs Bathrooms and a Downstairs WC
- Council Tax Band - B
- EPC Rating C
- Freehold

£450,000





Newton Fallowell are delighted to offer this beautifully renovated and extended three-bedroom semi-detached period home, ideally located just a short stroll from Stamford's town centre. Immaculately presented throughout, the property blends timeless character with stylish, contemporary living.

Step inside through the welcoming hallway, where original tiled flooring sets the tone for the blend of old and new. The generous living room features a wood-burning stove and seamlessly flows into the striking rear extension. Here you'll find a sleek, modern kitchen-diner equipped with an induction hob and integrated appliances, including a fridge, freezer, and dishwasher. Stunning bi-fold doors open out to a private, east-facing garden that backs onto the Stamford Endowed School playing fields, offering delightful open views and a high degree of privacy.

Additional ground floor features include a separate utility room and a convenient WC. Upstairs, a large skylight floods the landing with natural light, leading to three well-proportioned double bedrooms, a stylish shower room, and a luxurious three-piece family bathroom—both fitted with high-quality sanitary ware.

The current vendors have made a great addition of removing the front garden and adding block paved off road parking, plus this property offers additional on street permit parking. Bifold doors lead to the rear garden, offering a spacious patio area, steps down to the lawn with a pathway leading to the rear composite decking. This garden enjoys a high degree of privacy, landscaped beautifully and backs on to the Stamford Endowed School playing fields.





Entrance Hall 1m x 2.59m (3'4" x 8'6")

Lounge 6.67m x 3.47m (21'11" x 11'5")

Open Plan Kitchen/Diner 3.86m x 5.58m (12'8" x 18'4")

Utility Room 1.75m x 2.16m (5'8" x 7'1")



Downstairs Cloakroom 1.97m x 0.82m (6'6" x 2'8")

Bedroom One 2.63m x 3.87m (8'7" x 12'8")

Bedroom Two 2.81m x 3.82m (9'2" x 12'6")

Bedroom Three 2.65m x 2.47m (8'8" x 8'1")

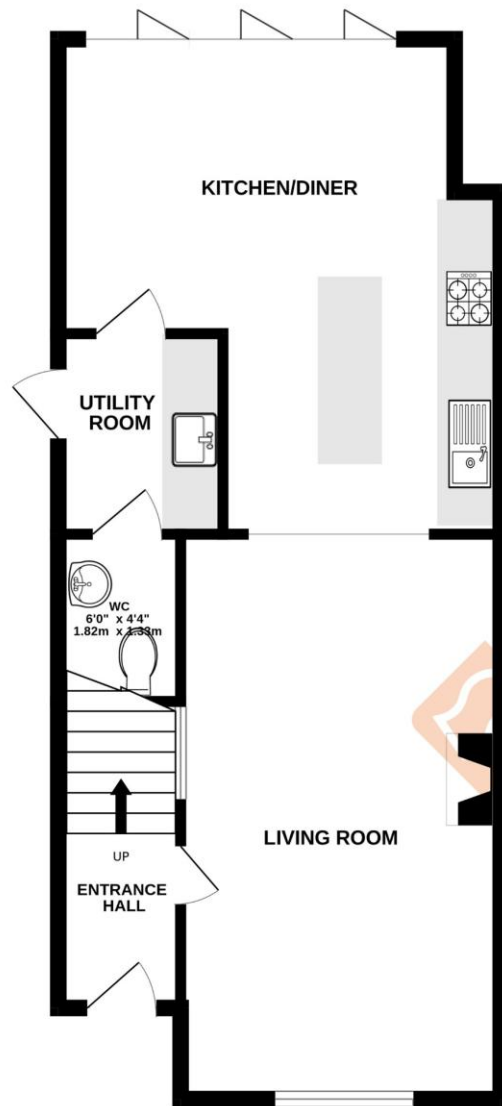
Bathroom 1.76m x 2.62m (5'10" x 8'7")

Shower Room 1.68m x 2.06m (5'6" x 6'10")

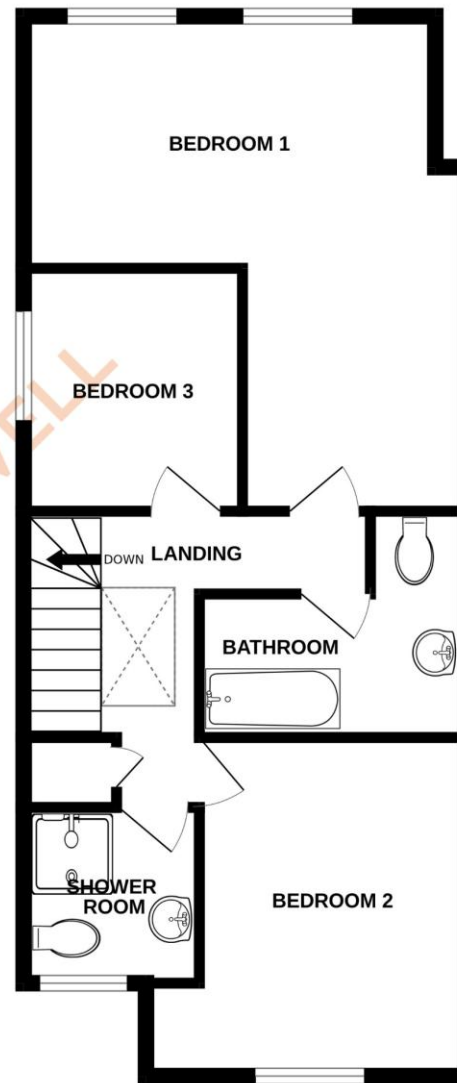




GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.