



Corner Cottage, Austin Street



Key Features

- Characterful Two Bedroom Detached Cottage
- No Onward Chain
- Incredible Town Centre Location
- Modern Shower Room and WC
- Two Double Bedrooms
- Viewing Advised to See Full Potential
- Council Tax Band - D
- EPC Rating - D
- Freehold

Offers in excess of £250,000





No Onward Chain Situated just moments from Stamford town centre, this stunning and characterful two-bedroom detached property offers excellent ground floor accommodation, two generous double bedrooms, two bathrooms, and a great-sized rear garden.

Located just off Austin Street, an inset footpath leads to the front door. The entrance hall provides staircase access to both the lower ground floor and the first floor accommodation. The ground floor comprises a well-equipped kitchen and a spacious open-plan lounge/diner, which flows into a more recent addition of a conservatory, creating valuable additional living space.

The first floor features two large double bedrooms, both benefitting from fitted wardrobes. A modern shower room completes the first floor.

Externally, the rear garden is mainly laid to lawn with a separate patio area, all fully fenced to provide a secure and private outdoor space.



Kitchen 2.76m x 2.5m (9'1" x 8'2")

Living / Dining Room 5.73m x 4.09m (18'10" x 13'5")

Conservatory 3.19m x 2.77m (10'6" x 9'1")

WC 0.85m x 1.29m (2'10" x 4'2")

Bedroom One 3.93m x 2.88m (12'11" x 9'5")

Bedroom Two 3.93m x 2.75m (12'11" x 9'0")

Shower Room 2.1m x 1.87m (6'11" x 6'1")

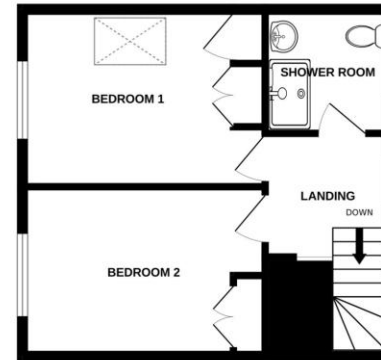
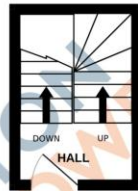
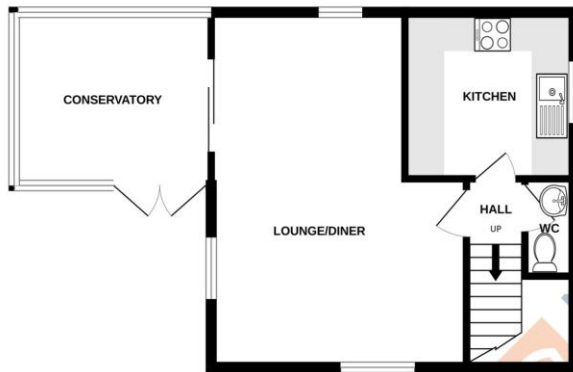
Agent Note

The marketing material are from previous years, as the property is currently tenanted. However, the condition of the home remains accurate.

LOWER GROUND FLOOR
465 sq ft. (43.2 sq.m.) approx.

GROUND FLOOR
62 sq ft. (5.7 sq.m.) approx.

1ST FLOOR
348 sq ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: D

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.