



Selwyn Road, Stamford

 **NEWTON FALLOWELL**

 3    1    2

## Key Features

- Three Bedroom Semi - Detached
- Generous Corner Plot
- Off Road Parking and Single Garage
- Multiple Reception Rooms
- Well Equipped Kitchen
- Cul De Sac Location
- Council Tax Band - C
- EPC Rating D
- Freehold

£294,000





**\*No Onward Chain\*** A three-bedroom semi-detached home situated in a prime location in Stamford, tucked away at the end of a quiet cul-de-sac. This lovely property boasts two reception rooms, a conservatory, three well-balanced bedrooms, a modern kitchen, a two-piece bathroom with separate WC, a generous rear garden, ample off-road parking, and a detached single garage.

The accommodation is arranged over two floors and is entered via a spacious entrance hall with a modern composite door, offering excellent flow between the living room, kitchen, and stairs rising to the first floor. The light and airy living room provides an abundance of space and features a central fireplace. An opening leads through to the separate dining room, which benefits from patio doors opening into the conservatory. Completing the ground floor is the kitchen, fitted with an array of units.

To the first floor, the landing gives access to two well-proportioned double bedrooms, a further single bedroom, and the family two-piece bathroom with a separate WC.

Outside, the front of the property offers a driveway providing parking for at least two vehicles, a low-maintenance gravelled garden, and access to the detached single garage. Gated side access leads to the generous corner-plot rear garden, featuring a patio seating area, lawn, and mature borders.





Entrance Hall 3.63m x 1.86m (11'11" x 6'1")

Living Room 3.63m x 3.61m (11'11" x 11'10")

Dining Room 3.42m x 2.39m (11'2" x 7'10")

Conservatory 3.1m x 2.7m (10'2" x 8'11")

Kitchen 3.42m x 3.01m (11'2" x 9'11")



Landing

Bedroom One 3.56m x 2.97m (11'8" x 9'8")

Bedroom Two 2.96m x 2.56m (9'8" x 8'5")

Bedroom Three 2.65m x 2.33m (8'8" x 7'7")



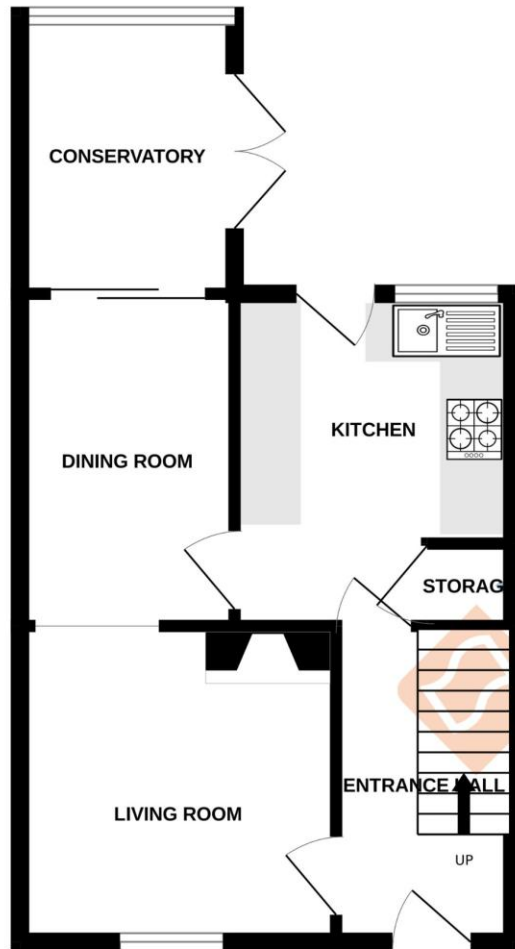
Bathroom 3.1m x 2.5m (10'2" x 8'2")

W/C 3.1m x 1.8m (10'2" x 5'11")

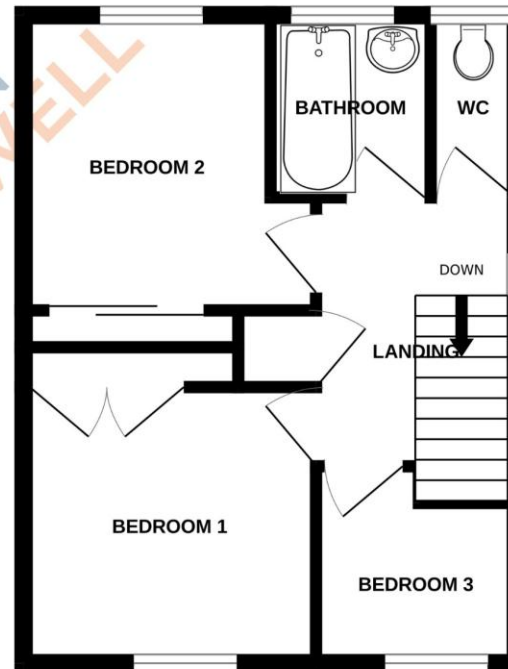




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs:			

**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.