



Queens Walk, Stamford

 **NEWTON FALLOWELL**



Key Features

- Incredible Large Plot
- Stamford Town Centre Location
- Great Scope and Potential to Extend
- Two Bedroom Detached Bungalow
- Off Road Parking and Single Garage
- Council Tax Band - D
- EPC Rating - TBC
- Freehold

Offers in excess of £550,000





No Onward Chain* *Incredible Scope & Potential
Situated just a short walk from Stamford town centre, this impressive detached bungalow occupies an exceptionally generous plot and offers fantastic potential for improvement, extension, or redevelopment (STP).

The property already provides spacious and versatile ground-floor accommodation, including two double bedrooms, ample off-road parking, and a single detached garage. Offering both immediate comfort and exciting long-term possibilities, this is a home that must be viewed internally to be fully appreciated.

The accommodation briefly comprises a well-proportioned kitchen breakfast room, complemented by a separate pantry/store and utility room. There is also a large open-plan lounge and dining space, creating an excellent area for both relaxing and entertaining, with a conservatory/garden room overlooking the rear garden.

The bungalow further benefits from two generous double bedrooms, with the principal bedroom enjoying its own en-suite shower room. The remaining accommodation is completed by a three-piece family bathroom and an airing cupboard.

Externally, the front of the property offers a substantial garden and a driveway providing parking for multiple vehicles, leading to a single detached garage with an electric roller door.

The rear garden is undoubtedly a standout feature of this home. Backing onto allotments, it enjoys a wonderful sense of privacy and offers an exceptional amount of outdoor space. With such a large plot, there is clear potential for further





extension or development, making this a truly exciting opportunity.

Lounge 4.86m x 4.36m (15'11" x 14'4")

Dining Room 4.46m x 3.25m (14'7" x 10'8")

Conservatory 3.64m x 3.88m (11'11" x 12'8")

Kitchen 3.55m x 3.48m (11'7" x 11'5")



Bedroom One 4.46m x 3.79m (14'7" x 12'5")

En-Suite 1.78m x 2.26m (5'10" x 7'5")

Bedroom Two 2.62m x 2.8m (8'7" x 9'2")

Bathroom 2.1m x 2.72m (6'11" x 8'11")

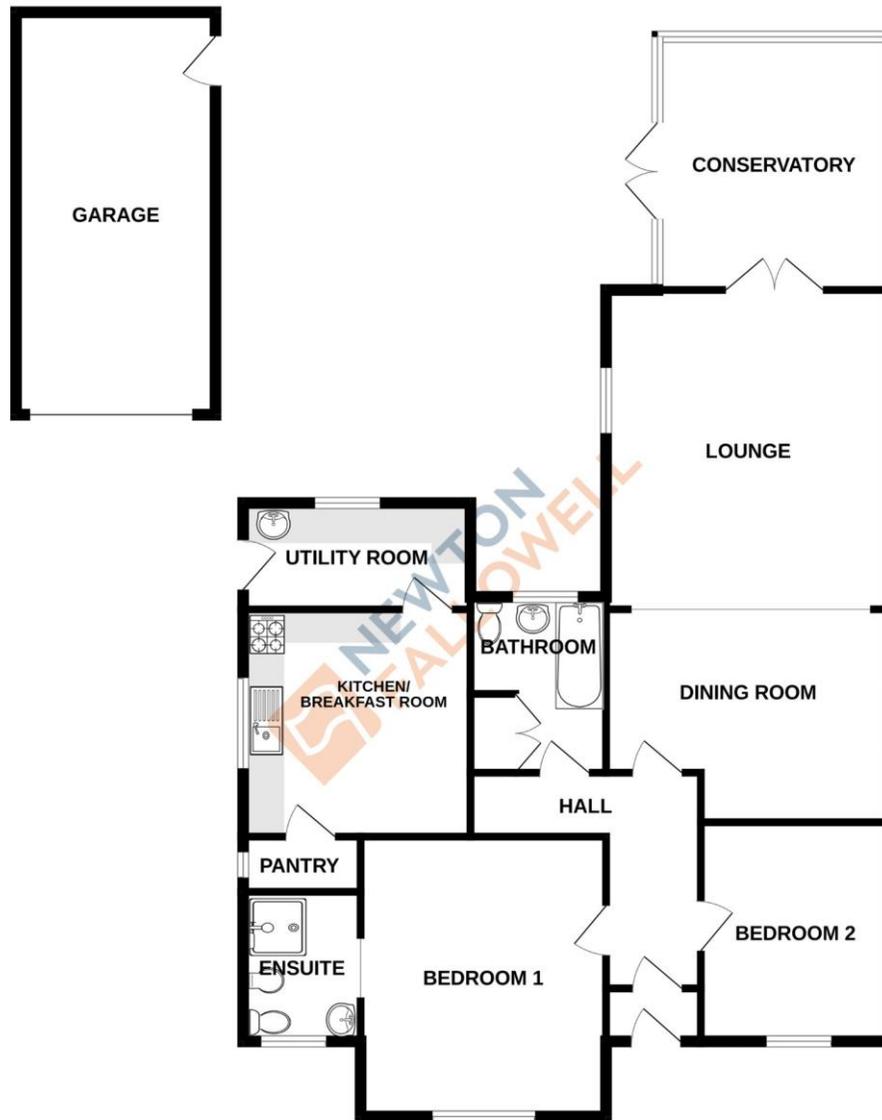


Garage 3.00m x 6.18m (9'10" x 20'4")





GROUND FLOOR
1416 sq.ft. (131.5 sq.m.) approx.



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.