



76 Edinburgh Road, Stamford, PE9 1HP

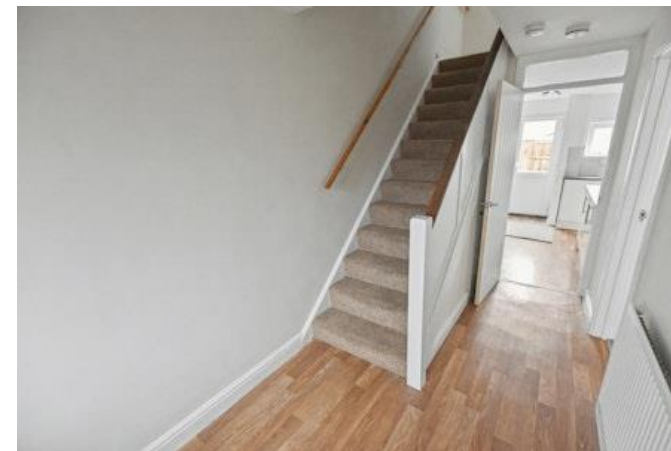
 **NEWTON FALLOWELL**

 3  1  2

Key Features

- End of terrace home
- Two spacious reception rooms
- Modern kitchen
- Three piece shower room
- Enclosed rear garden
- Handy outbuildings
- EPC Rating D

£1,000 PCM





Three bedroom end of terrace situated in a prime location of Stamford, close to local amenities. The property offers two spacious reception rooms, modern kitchen, three piece shower room, three well balanced bedrooms with built in wardrobes and an enclosed rear garden.

The property is arranged over two floors, entering via the large entrance hall with stairs leading to the first floor and offers great flow downstairs by connecting the living room and kitchen. The spacious living room is flooded with natural light and has a lovely feature fireplace in the centre. The kitchen has an array of modern units and access into the separate versatile dining room. To the first floor, the landing connects two well proportioned double bedrooms, a further single bedroom and the family three piece shower room. All three bedrooms benefit from built in wardrobes.

Outside to the front an inset footpath leads to the front door with a low maintenance garden. The rear garden is fully enclosed and features a generous patio seating area and lawn, plus two handy outbuildings for storage.





Entrance Hall 4.04m x 1.89m (13'4" x 6'2")

Living Room 4.15m x 3.55m (13'7" x 11'7")

Kitchen 3.27m x 2.4m (10'8" x 7'11")

Dining Room 3.28m x 3.01m (10'10" x 9'11")

Landing 2.81m x 1.94m (9'2" x 6'5")

Bedroom One 4.55m x 2.87m (14'11" x 9'5")

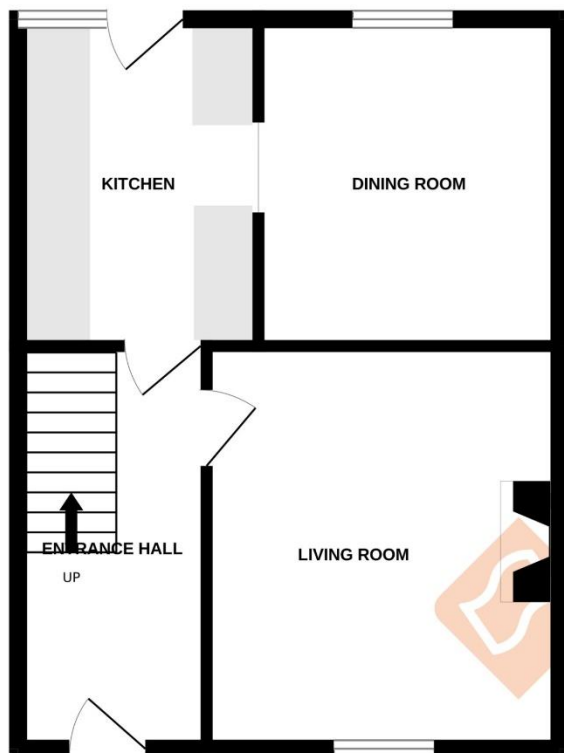
Bedroom Two 3.52m x 2.95m (11'6" x 9'8")

Bedroom Three 2.93m x 2.58m (9'7" x 8'6")

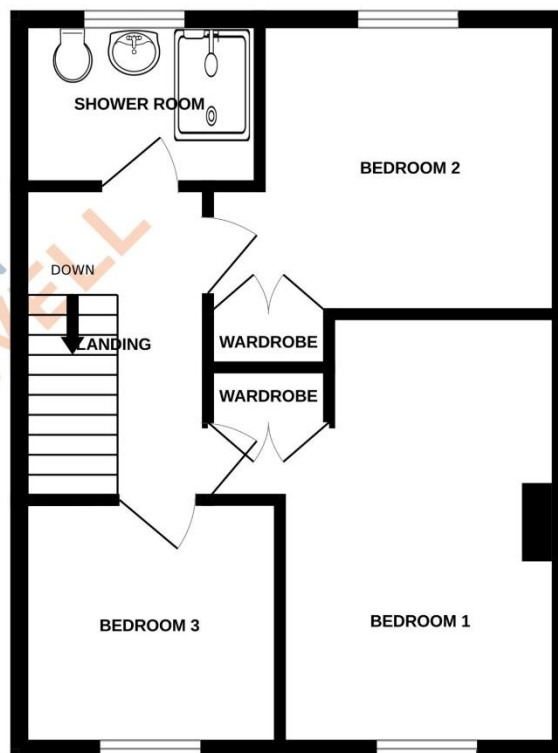
Bathroom 2.47m x 1.67m (8'1" x 5'6")



GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	81

COUNCIL TAX INFORMATION:

Local Authority:
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 Followell 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.