



West Street Gardens, Stamford

 **NEWTON FALLOWELL**

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## Key Features

- Spacious Two Bedroom End of Terrace
- Generous Corner Plot
- Two Double Bedrooms
- Separate Utility Room
- Cosy Wood Burner
- Communal Off Road Parking
- Council Tax Band - A
- EPC Rating – D
- Freehold

£260,000





Newton Fallowell are delighted to offer this spacious two-bedroom end-of-terrace home, ideally located just a short walk from Stamford town centre and occupying an incredibly generous corner plot. Offering excellent ground-floor accommodation and presented in move-in-ready condition, this property must be viewed to be fully appreciated.

Upon entering the home, a welcoming hallway provides stairs to the first floor. A door to the right opens into the large living room, featuring a charming wood burner and a generous front-facing window that fills the space with natural light. Beyond the living room is a well-equipped kitchen, which leads through to a separate utility room with a rear door providing access to the garden.

The first floor offers two spacious double bedrooms and a modern three-piece family bathroom.

To the front of the property there is communal off-road parking, with a footpath leading to the entrance. The standout feature of this home is the impressive landscaped corner plot, complete with steps rising to a recently laid patio area — ideal for outdoor entertaining and enjoying the garden.





Living Room 4.5m x 3.12m (14'10" x 10'2")

Kitchen/Breakfast Room 4.24m x 2.03m (13'11" x 6'8")

Utility Room 3.4m x 1.39m (11'2" x 4'7")

Bedroom One 3.25m x 3.76m (10'8" x 12'4")

Bedroom Two 2.79m x 2.26m (9'2" x 7'5")

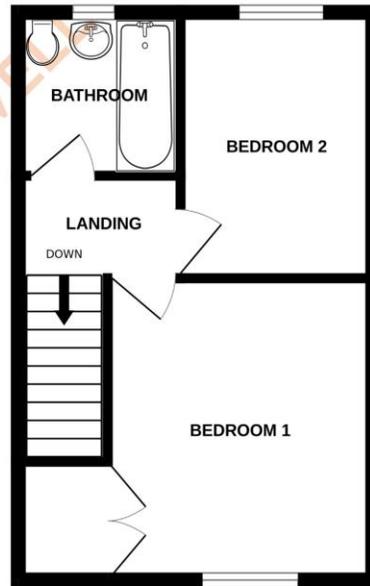
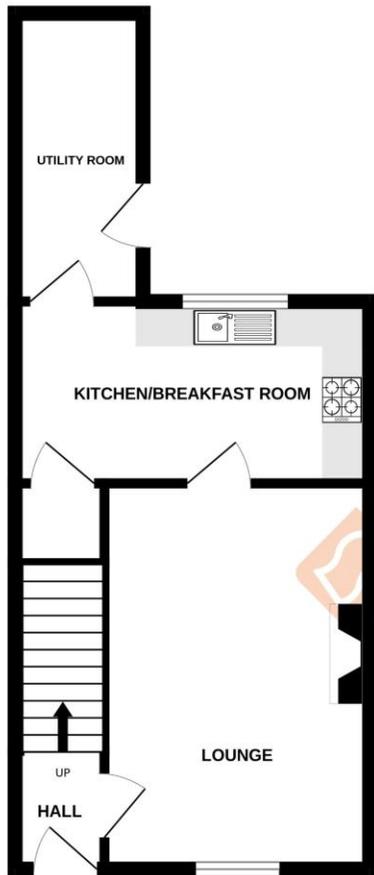
Bathroom 1.66m x 2.21m (5'5" x 7'4")





GROUND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.

1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.4 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: South Kesteven  
Council Tax Band: A

**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.