

12 Dickens Drive, Stamford

£395,000

NEWTON FALLOWELL

12 Dickens Drive

Stamford

Situated just moments from local primary schools, excellent transport links and Stamford town centre is this attractive three bedroom detached family home. Offering spacious and well-presented accommodation throughout, the property benefits from a generous kitchen/dining room, principal bedroom with en-suite, off road parking, single garage and a landscaped, low maintenance rear garden.

On entering the property, a welcoming hallway provides access to the ground floor accommodation, downstairs WC and stairs rising to the first floor landing. The living room is positioned to the front of the property and features a large front-facing window, allowing plenty of natural light, alongside an impressive wood-burning stove which creates an attractive focal point.

To the rear, the property opens into a spacious kitchen/dining room, providing an excellent sociable space for both everyday family life and entertaining. The kitchen offers a good range of fitted units and work surfaces, with ample room for a dining table and doors leading directly out to the rear garden.

The first floor offers three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A modern, recently fitted family bathroom completes the first floor accommodation.

Externally, the property benefits from off road parking to the front, alongside a front garden which offers potential to create additional parking, subject to the necessary permissions. A single garage provides further useful storage or workshop space. To the rear, the landscaped garden has been designed with ease of maintenance in mind, featuring a generous patio seating area and artificial lawn, creating an ideal space for outdoor dining and relaxation.

Council Tax band: D

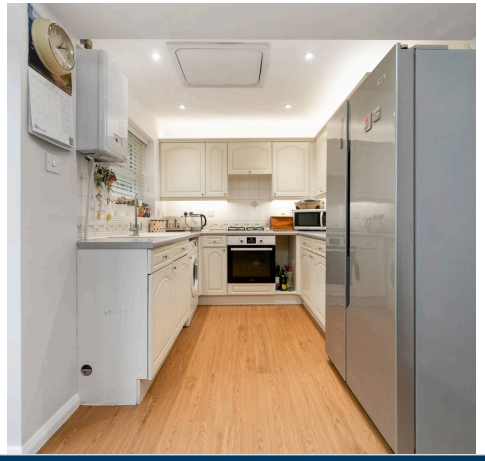
Tenure: Freehold

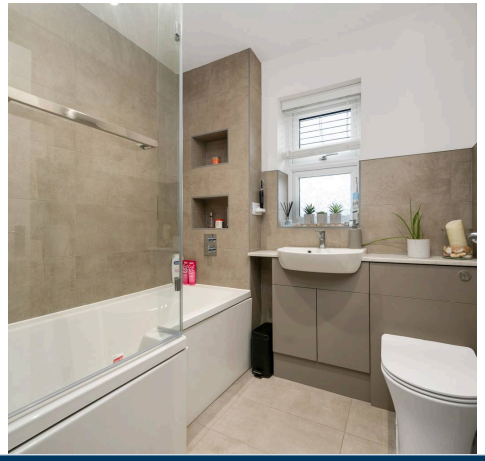
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C















Lounge
14' 3" x 12' 7" (4.34m x 3.84m)

Kitchen/Dining Room
24' 9" x 7' 10" (7.54m x 2.39m)

WC
2' 11" x 4' 1" (0.90m x 1.25m)

Bedroom One
11' 1" x 9' 1" (3.38m x 2.77m)

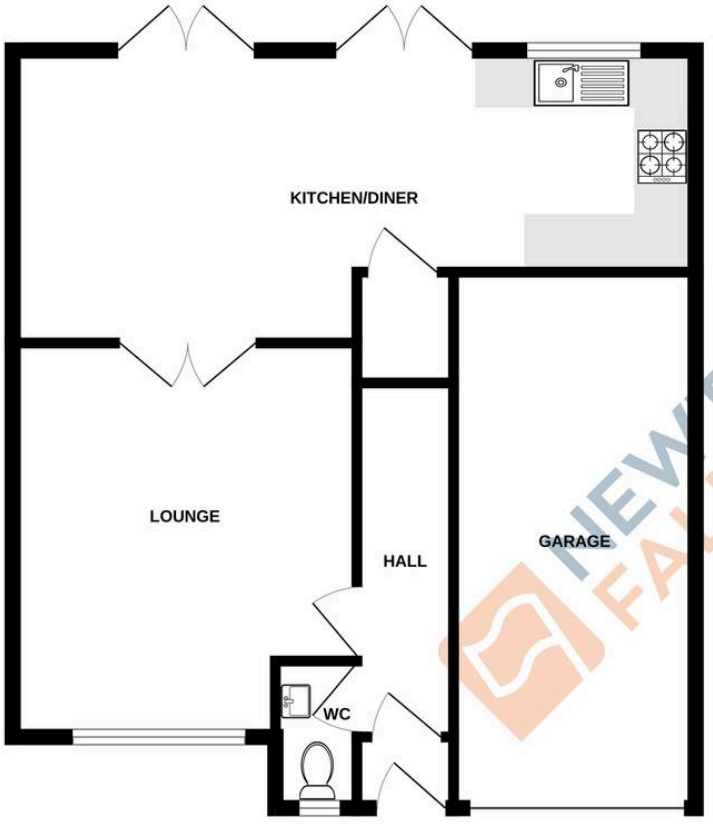
En-Suite
9' 1" x 3' 1" (2.77m x 0.94m)

Bedroom Two
9' 4" x 9' 1" (2.84m x 2.77m)

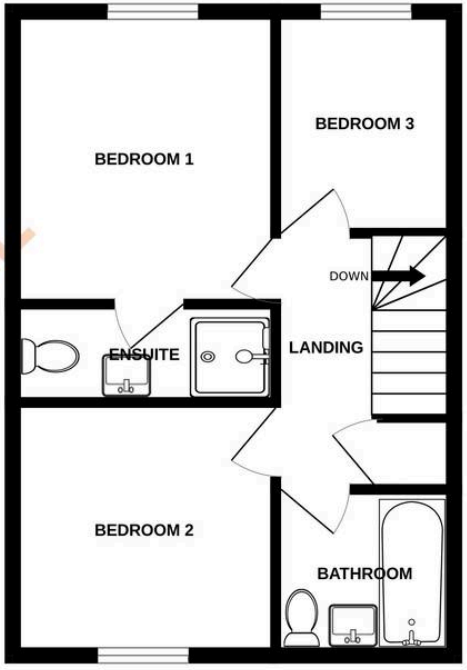
Bedroom Three
7' 11" x 6' 6" (2.41m x 1.98m)

Bathroom
6' 6" x 6' 1" (1.98m x 1.85m)

GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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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Newton Fallowell - Stamford

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