



Christ Church Close, Stamford

 **NEWTON FALLOWELL**

3 1 1

## Key Features

- Three Bedroom Mid Terrace Home
- Close Proximity to Local Amenities and Schools
- Off Road Parking to the Front
- South Facing Rear Garden
- New Boiler Recently Fitted
- No Onward Chain
- Council Tax Band - B
- EPC Rating - C
- Freehold

£260,000





\*No Onward Chain\* Nestled in a quiet cul-de-sac, this well-presented three-bedroom mid-terrace home offers generous living space, a low-maintenance south-facing garden, and off-road parking.

The ground floor features an inviting entrance hall with access to the downstairs WC, staircase to the first floor, and doors leading to both reception rooms. To the front is a bright kitchen/dining area complete with a front-facing window and a recently fitted boiler. To the rear, a spacious living room opens directly onto the garden, creating an ideal space for relaxing or entertaining.



Upstairs, you'll find three well-proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes. A modern family bathroom with a Velux skylight completes the first floor.

Externally, the property offers a block-paved driveway providing off-road parking for one vehicle. The south-facing rear garden is designed for easy maintenance, featuring multiple patio seating areas, artificial lawn, and convenient rear access.



Entrance Hall 3.93m x 2.12m (12'11" x 7'0")

Lounge 3.66m x 4.6m (12'0" x 15'1")

Kitchen 2.44m x 3.75m (8'0" x 12'4")

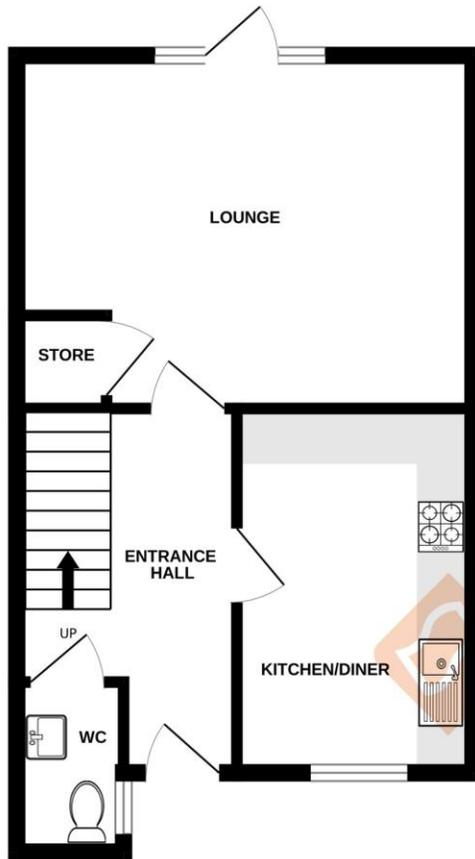
Bedroom One 3.76m x 2.53m (12'4" x 8'4")

Bedroom Two 2.54m x 2.95m (8'4" x 9'8")

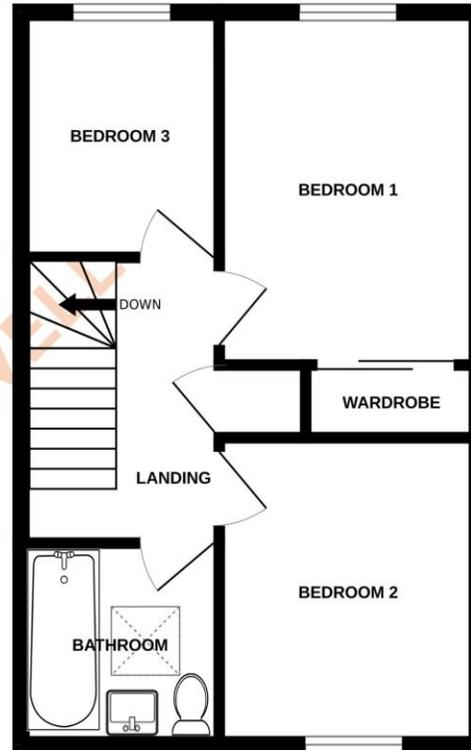
Bedroom Three 2.06m x 2.49m (6'10" x 8'2")

Bathroom 2.08m x 2.06m (6'10" x 6'10")

GROUND FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: South Kesteven  
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 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.