



Newham Road, Stamford

 **NEWTON FALLOWELL**



Key Features

- Extended Three Bedroom Family Home
- Versatile Accommodation
- South Facing Rear Garden
- Off Road Parking
- Cul De Sac Location
- EPC Rating - TBC
- Council Tax Band - B
- Freehold

£280,000





Heavily Extended - Great Scope & Potential
Situated in a quiet cul-de-sac, this heavily extended three-bedroom semi-detached family home offers an impressive amount of ground floor living space, along with excellent scope and potential for a variety of buyers. A particular highlight is the generous south-facing rear garden.

The ground floor briefly comprises a porch leading into the entrance hall, which provides access to the main reception areas and first-floor landing. To the front of the property is a separate kitchen, while to the rear is the standout feature of the home – a substantial extension creating a spacious lounge/dining area, ideal for modern family living and entertaining.

In addition, the ground floor benefits from two further versatile rooms. One would make an excellent snug, playroom or home office, while the other is currently used as a utility room. This part of the property has previously been used as an annexe-style space, thanks to its separate front door access. There is also a ground floor bathroom and separate shower room, adding further flexibility. Upstairs, the first floor offers two generous double bedrooms and a third single bedroom.



Externally, the property benefits from off-road parking for two vehicles to the front. To the rear is a private, south-facing garden, mainly laid to lawn with a patio seating area.



Porch 0.93m x 1.62m (3'1" x 5'4")

Entrance Hall 1.79m x 3.84m (5'11" x 12'7")

Kitchen 2.09m x 2.54m (6'11" x 8'4")

Dining Room 3.07m x 4.41m (10'1" x 14'6")

Lounge 3.12m x 4.41m (10'2" x 14'6")

Bedroom One 3.16m x 2.97m (10'5" x 9'8")

Bedroom Two 2.25m x 4.22m (7'5" x 13'10")

Bedroom Three 2.09m x 3.1m (6'11" x 10'2")

Bathroom 2.41m x 1.47m (7'11" x 4'10")

Utility Space 4.26m x 2.43m (14'0" x 8'0")

Home Office 2.44m x 3.66m (8'0" x 12'0")

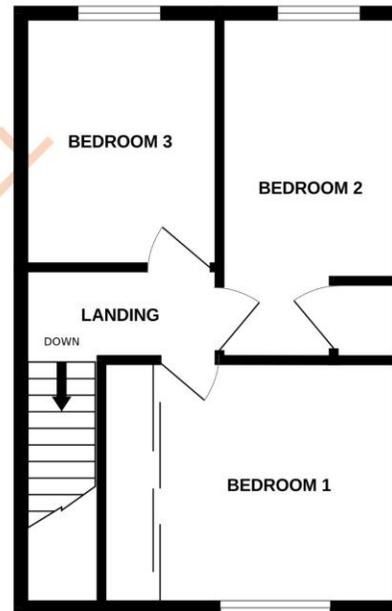




GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



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.