



29 Nairn Road, Stamford
£250,000

 **NEWTON FALLOWELL**

29 Nairn Road

Stamford

NO ONWARD CHAIN A well presented three bedroom mid terrace, boasting a modern kitchen / diner and bathroom, front and rear gardens and communal parking, spacious living room and downstairs cloakroom.

The property is arranged over two floors, initially greeted via an entrance hall which offers access to the large lounge benefiting from dual windows for extra light and a feature fireplace. On the opposite side of the property is the modern kitchen diner with a wealth of units and tiled flooring, while completing downstairs is a separate hallway with cloakroom, plus a handy storage/utility room accessed via outside. To the first floor, the landing connects two well balanced double bedrooms, one of which with a built in wardrobe, a further single bedroom and a modern three piece bathroom fully tiled with travertine tiles.

Outside to the front is an inset footpath leading to the front door accompanied by mainly laid to lawn garden with inset shrub planted borders. The rear garden is split between a patio seating area and an area of lawn with shrub planted borders and useful timber shed. Gated access leads out to a communal parking area for the property.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Entrance Hall

4' 6" x 3' 3" (1.37m x 0.99m)

Living Room

19' 7" x 10' 4" (5.97m x 3.15m)

Kitchen Diner

15' 7" x 9' 5" (4.75m x 2.87m)

Rear Hall

11' 0" x 2' 10" (3.35m x 0.86m)

Cloakroom

3' 6" x 3' 5" (1.07m x 1.04m)

Landing

9' 8" x 2' 10" (2.95m x 0.86m)

Bedroom One

12' 8" x 10' 6" (3.86m x 3.20m)

Bedroom Two

12' 8" x 9' 7" (3.86m x 2.92m)

Bedroom Three

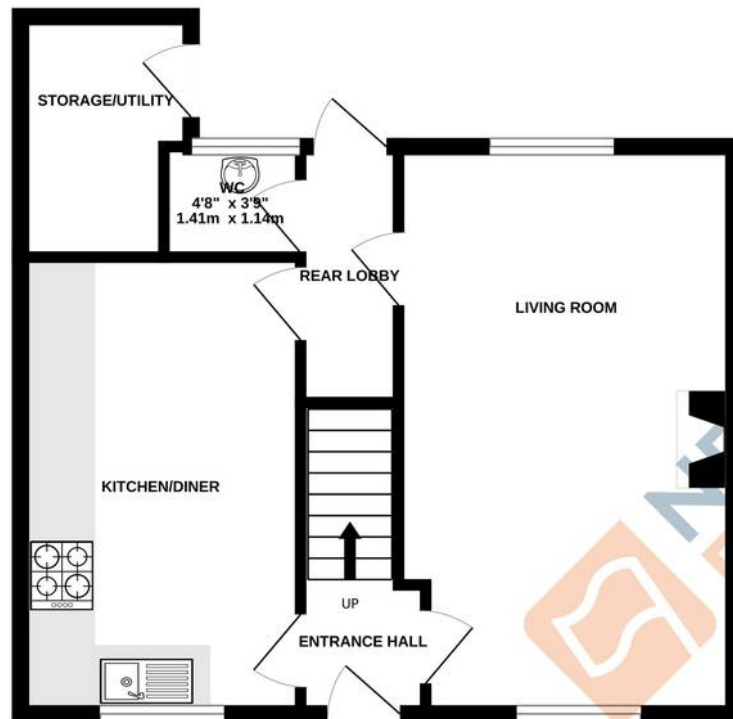
10' 8" x 7' 4" (3.25m x 2.24m)

Bathroom

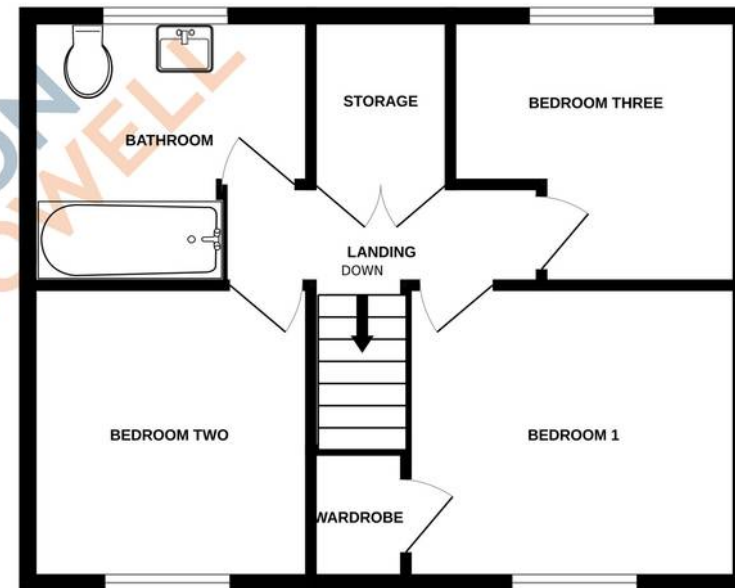
8' 7" x 6' 7" (2.62m x 2.01m)



GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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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