



31 Langton Walk, Stamford
£1,600 pcm

 **NEWTON FALLOWELL**

31 Langton Walk

Stamford

A stunning three bedroom town house situated on the highly regarded Taylor Wimpey development off Empingham Road with open views, boasting a breakfast kitchen with a range of integrated appliances, a spacious sitting room, family bathroom, a large master bedroom with en-suite, an enclosed rear garden, a driveway & single garage.

The property is arranged over three floors which first greets you with the hallway offering useful storage, a ground floor WC and doors to the sitting room and kitchen. The floor areas have been laid to 'Moduleo' in a wood effect for ease of maintenance which continues throughout the ground floor. To the first floor there are two bedrooms, the larger bedroom offering fitted wardrobes and there is a family bathroom. The master bedroom occupies the entire top floor boasting a vaulted ceiling, fitted wardrobes and a 3 piece en-suite shower room.

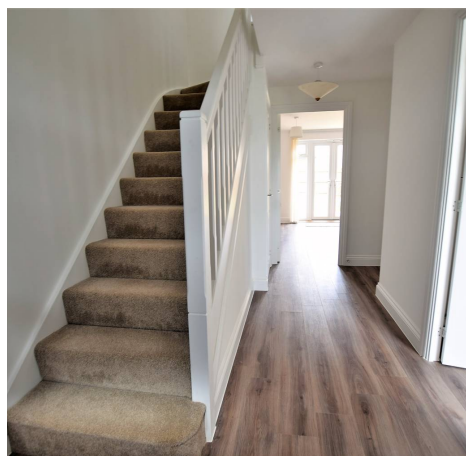
Outside the property offers a small enclosed frontage which opens on to a landscaped communal area whilst to the rear there is an enclosed garden with patio terrace, lawn and gated pedestrian access leading to the garage and driveway. Contact Newton Fallowell, Stamford at your earliest convenience to arrange a viewing!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Entrance Hall

14' 11" x 7' 0" (4.55m x 2.13m)

WC

6' 1" x 3' 5" (1.85m x 1.04m)

Kitchen Breakfast Room

11' 4" x 8' 5" (3.45m x 2.57m)

Lounge

15' 9" x 12' 2" (4.80m x 3.71m)

Bedroom One

17' 2" x 15' 8" (5.23m x 4.78m)

En-Suite Shower Room

7' 5" x 4' 9" (2.26m x 1.45m)

Bedroom Two

15' 9" x 11' 0" (4.80m x 3.35m)

Bedroom Three

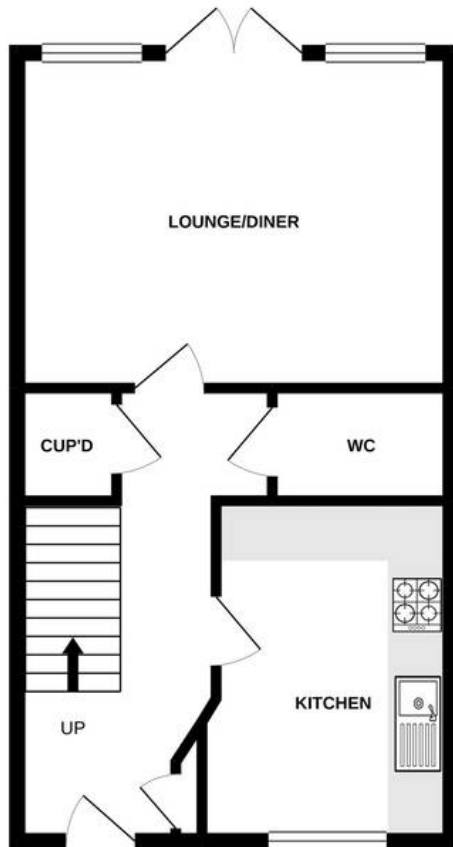
9' 5" x 8' 5" (2.87m x 2.57m)

Family Bathroom

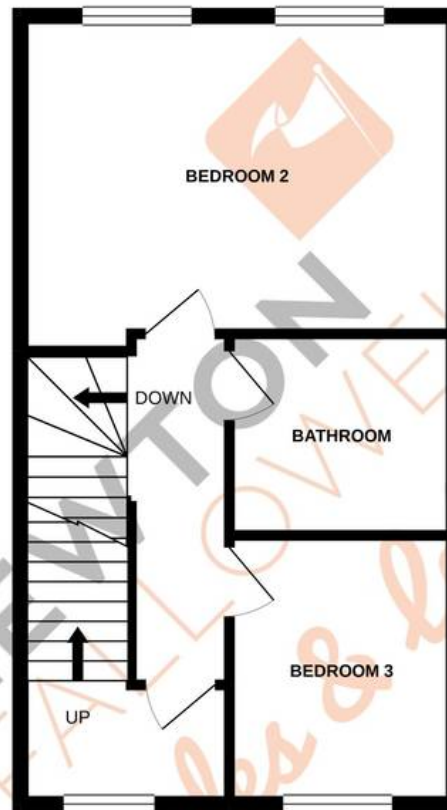
8' 4" x 6' 3" (2.54m x 1.91m)



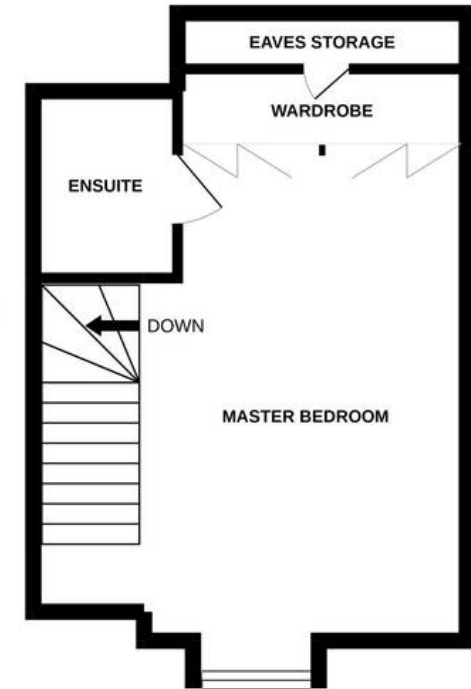
GROUND FLOOR
447 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.6 sq.m.) approx.



2ND FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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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