



6 Brazenose Lane, Stamford
£235,000

 **NEWTON FALLOWELL**

6 Brazenose Lane

Stamford, Stamford

Well presented two bedroom mid terrace property situated only a stone's throw from Stamford's town centre, very close to amenities and easy access routes. The property boasts a cosy living room with feature fireplace, modern kitchen, UPVC double glazing, three piece bathroom, two double bedrooms and a converted outhouse come home office/studio.

The property is arranged over two floors, entering via the living room which benefits from an abundance of natural light and a feature fireplace. Continuing through the property you enter the kitchen, benefiting from a range of units, integrated oven, hob, fridge freezer, dishwasher and space for a table and chairs. Completing downstairs is the three piece bathroom which is fully tiled. To the first floor, the landing connects two well proportioned double bedrooms both benefiting from built in wardrobes.

Outside is a private courtyard to the rear with space for seating. In the courtyard there is a converted outhouse come home office/studio with heating, plumbing and electrics, offering great versatility.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Living Room

10' 11" x 10' 11" (3.33m x 3.32m)

Kitchen

10' 11" x 8' 9" (3.33m x 2.66m)

Rear Hall

2' 10" x 2' 7" (0.87m x 0.80m)

Bathroom

8' 0" x 2' 10" (2.44m x 0.87m)

Bedroom One

11' 0" x 9' 10" (3.36m x 3.00m)

Bedroom Two

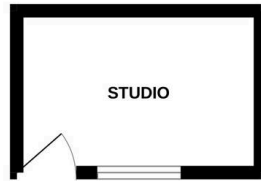
8' 10" x 8' 3" (2.68m x 2.52m)

Studio

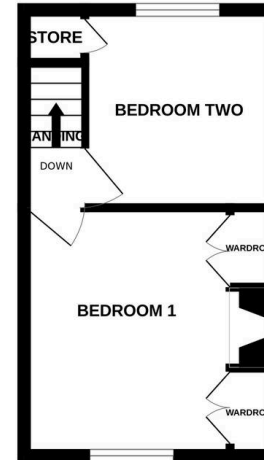
11' 4" x 7' 1" (3.46m x 2.17m)



GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
208 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.1 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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