



36 Cromarty Road, Stamford, PE9 2TQ

 **NEWTON FALLOWELL**

3 1 3

Key Features

- Three bedroom semi-detached
- Two reception rooms
- Two double bedrooms and a single bedroom
- Three piece bathroom
- Driveway offering off road parking
- Single garage
- Rear garden with lawn and patio area
- EPC Rating D
- Freehold

£299,950





NO ONWARD CHAIN Three-bedroom semi-detached property situated at the end of a quiet cul de sac in Stamford, close to local amenities and Malcolm Sargent Primary School. The property boasts a new boiler, two reception rooms, a kitchen with wall and base units, two double bedrooms, a single bedroom, three-piece bathroom and garage and driveway.

The property is arranged over two floors, entering via the entrance hall with a handy storage cupboard and stairs leading to the first floor. To the side of the entrance hall is a light and airy living room with a feature fireplace and bi folding doors leading to the dining room. Completing downstairs is the kitchen which an array of units and a back door leading to the side of the property and the rear garden. To the first floor, the landing connects two double bedrooms, a single bedroom and the three-piece bathroom.

Outside to the front is an enclosed gravel area and driveway providing ample off road parking and access down the side of the property to the detached single garage. The rear garden features a patio seating area and lawn all fully enclosed and west facing.



Entrance hall 3.86m x 1.83m (12'8" x 6'0")

Living room 4.95m x 3.33m (16'2" x 10'11")

Dining room 2.79m x 2.64m (9'2" x 8'8")

Kitchen 3.23m x 2.49m (10'7" x 8'2")

Landing 2.54m x 2.08m (8'4" x 6'10")

Bedroom one 3.68m x 3.38m (12'1" x 11'1")

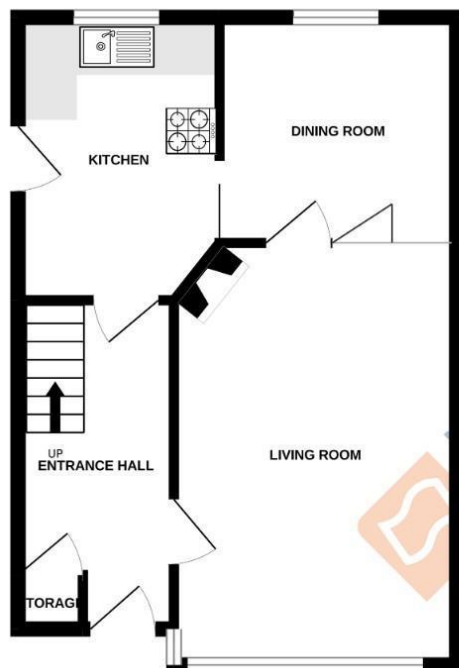
Bedroom two 3.48m x 3.05m (11'5" x 10'0")

Bedroom three 2.39m x 2.11m (7'10" x 6'11")

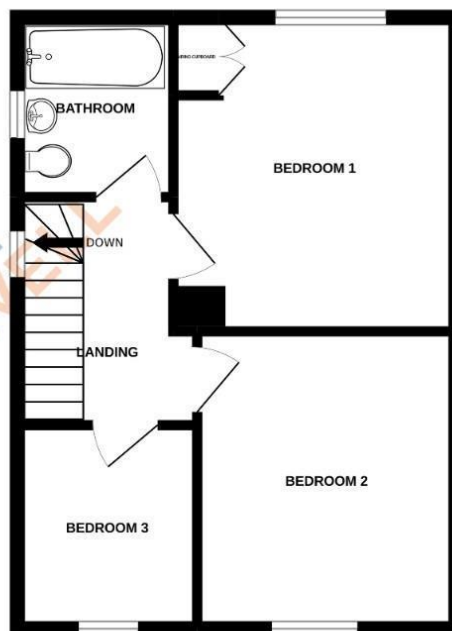
Bathroom 2.11m x 1.78m (6'11" x 5'10")



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

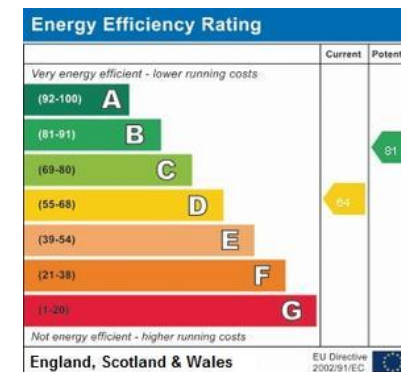


1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
Council Tax Band: C

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.