



Tintinnabulum Emllys Street, Stamford, PE9 1QP

 **NEWTON FALLOWELL**



Key Features

- 3-bedroom detached home
- Popular location in Stamford set back for the main road
- Allison Homes design
- Brick-Built conservatory
- Spacious living diner
- Ample parking + single garage
- Private front and rear gardens
- Amazing potential and scope to extend
- EPC Rating D
- Freehold

£525,000





Charming 3-Bedroom Detached Property in Stamford

Welcome to this delightful 3-bedroom detached property, set back from the ever-popular Emlyn's Street on a large plot. This home offers the perfect combination of convenience and potential, ideally located just a stone's throw from local shops, Stamford College, and Stamford Town Centre. Plus, with a quick 10-minute drive to the A1, making it practical for commuters.

Originally a bespoke build inspired by an Allison Homes design from the 1960s, this home has seen recent updates, including new windows and doors. While the interior is in need of some updating, it presents a fantastic opportunity to inject your own style and realize the full potential of this wonderful space.

As you enter the property, you'll find a welcoming entrance hall that leads to a spacious living diner with electric fireplace feature. Adjacent to the living area is a separate kitchen, providing both functionality and convenience with ample storage and pantry cupboard. Downstairs also features an extended brick-built conservatory off the kitchen that adds to the functionality of the property as it can be used all year round, perfect as a home office or playroom.

Head upstairs to discover three well-proportioned bedrooms. Two generous doubles and a single room, complete with built-in storage. The family bathroom, equipped with a bath sink and toilet and can be plumbed in for the use of shower head or attachment fitting.

Stepping outside, you'll be pleased to find private front and rear gardens, both beautifully laid to lawn, ideal for children to play or for gardening enthusiasts to enjoy. The property also boasts a large outbuilding currently occupied as a workshop, double gated rear access to the garden, driveway leading into carport with additional gate for secure parking, along with a single garage, providing ample space for a vehicle.

This property is an exciting opportunity in a prime location. Don't miss your chance to schedule a viewing and envision the possibilities that await in this lovely Stamford home.

Living room 3.69m x 3.77m (12'1" x 12'5")

Dining room 3.56m x 3m (11'8" x 9'10")

Kitchen 3.51m x 2.59m (11'6" x 8'6")

Conservatory 2.34m x 4.3m (7'8" x 14'1")

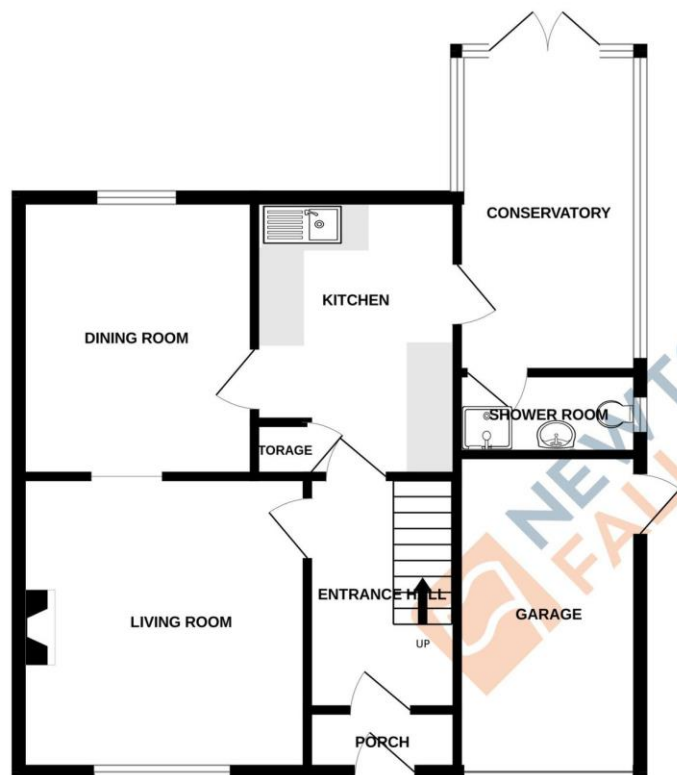
Bedroom one 3.9m x 3.37m (12'10" x 11'1")

Bedroom two 3.35m x 3.37m (11'0" x 11'1")

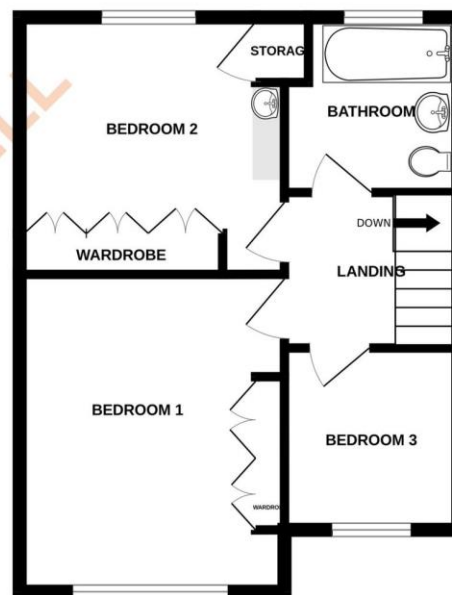
Bedroom three 2.97m x 2.29m (9'8" x 7'6")

Bathroom 1.83m x 2.29m (6'0" x 7'6")

GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 1091 sq.ft. (101.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: SKDC
Council Tax Band: D

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.