



Masterton Road, Stamford

 **NEWTON FALLOWELL**



Key Features

- Stunning Three Bedroom Family Home
- Incredible Outside Space
- Block Paved Driveway
- Utility Room and WC
- Sought After Location
- Field Views to the Rear
- Council Tax Band - B
- EPC Rating - C
- Freehold

Offers in excess of £300,000





Located in a highly sought-after and well-connected part of Stamford, this beautifully presented three-bedroom semi-detached home offers generous and flexible living space, with local amenities just a short distance away. Occupying a substantial plot, the property boasts a large enclosed rear garden, extended living accommodation, ample off-road parking, and excellent potential for future development (subject to the necessary planning permissions).

The accommodation is arranged over two floors and begins with a welcoming entrance hall, complete with stairs rising to the first floor. The spacious living room is flooded with natural light and features an attractive wood-burning stove, creating a warm and inviting atmosphere. The kitchen is fitted with a range of units and benefits from a useful pantry, leading through to a separate utility room and a convenient downstairs cloakroom.

Upstairs, the landing provides access to two generous double bedrooms, a well-proportioned single bedroom, and a modern three-piece family bathroom.

Externally, the property features a block-paved driveway providing ample off-road parking, alongside a lawned front garden that could offer additional parking if required. The standout feature of this home is the expansive rear garden, offering exceptional space and privacy, further enhanced by open fields to the rear.





Entrance Hall 3.02m x 1.85m (9'11" x 6'1")

Kitchen 2.61m x 4.14m (8'7" x 13'7")

Lounge 3.99m x 6.35m (13'1" x 20'10")

Utility Room 3.09m x 1.5m (10'1" x 4'11")



WC 1.5m x 0.89m (4'11" x 2'11")

Bedroom One 3.52m x 3.27m (11'6" x 10'8")

Bedroom Two 2.73m x 3.83m (9'0" x 12'7")

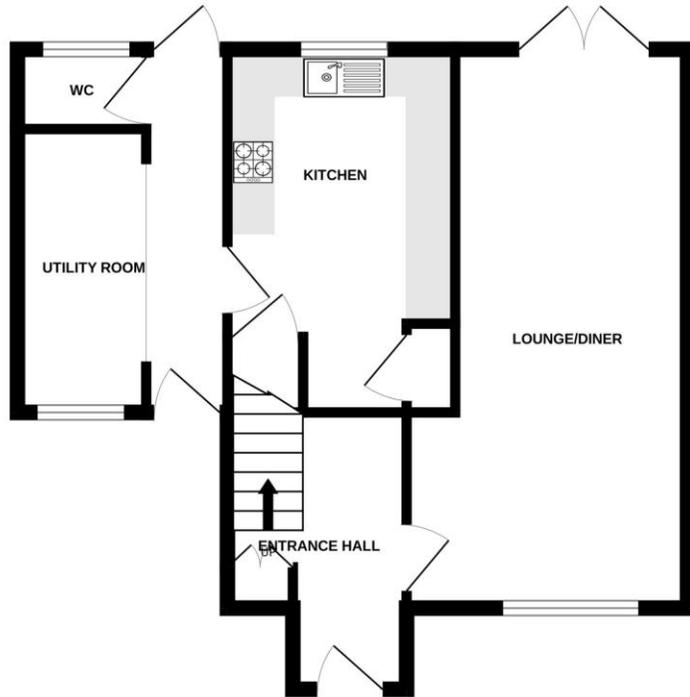
Bedroom Three 2.65m x 2.35m (8'8" x 7'8")

Bathroom 2.12m x 1.58m (7'0" x 5'2")

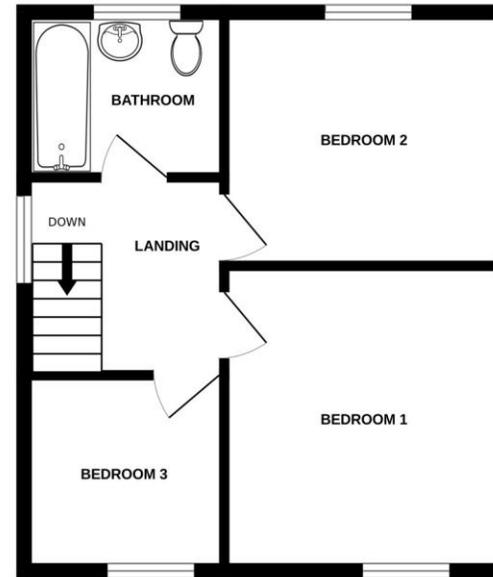




GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:
Local Authority: South Kesteven
Council Tax Band: B

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.