



2 Daniel Court, Stamford

In Excess of £375,000

 **NEWTON FALLOWELL**

2 Daniel Court

Stamford

****NO ONWARD CHAIN**** three bedroom mid terrace town house situated in a prime location of Stamford over looking Burghley. This charming property benefits from two reception rooms, modern kitchen, two bathrooms, three well balanced bedrooms, enclosed rear garden and allocated off road parking.

The property is arranged over three floors, entering via the entrance hall which offers great flow by connecting the versatile dining room, modern kitchen and the useful utility room. The kitchen has an array of units and over looks the rear garden. Completing downstairs is a modern three piece shower room. To the first floor, the landing connects the large living room which has dual windows creating a natural light and airy room, plus a feature fireplace in the centre. Completing this floor is also the third single bedroom. To the second and final floor are two further well balanced double bedrooms, one of which has built in wardrobes and the family three piece bathroom.

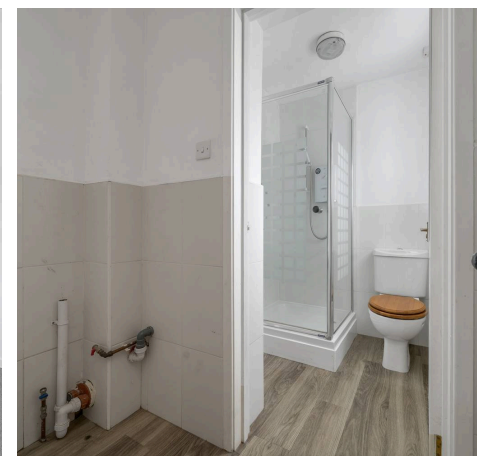
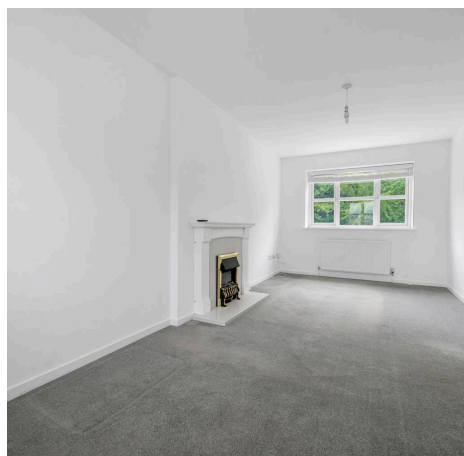
Outside to the front an inset footpath leads to the front door accompanied by a low maintenance garden. The rear garden is fully enclosed and also low maintenance being a spacious patio seating area and mature borders. To the back of the property is the allocated parking where you can fit two vehicles in tandem.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Entrance Hall

6' 2" x 12' 10" (1.88m x 3.91m)

Kitchen

8' 2" x 9' 2" (2.50m x 2.79m)

Dining Room

8' 2" x 9' 2" (2.50m x 2.79m)

Utility Room

6' 2" x 6' 3" (1.88m x 1.91m)

Shower Room

Landing

Living Room

19' 6" x 9' 2" (5.94m x 2.79m)

Bedroom Three

7' 10" x 6' 2" (2.39m x 1.88m)

Landing

Bedroom One

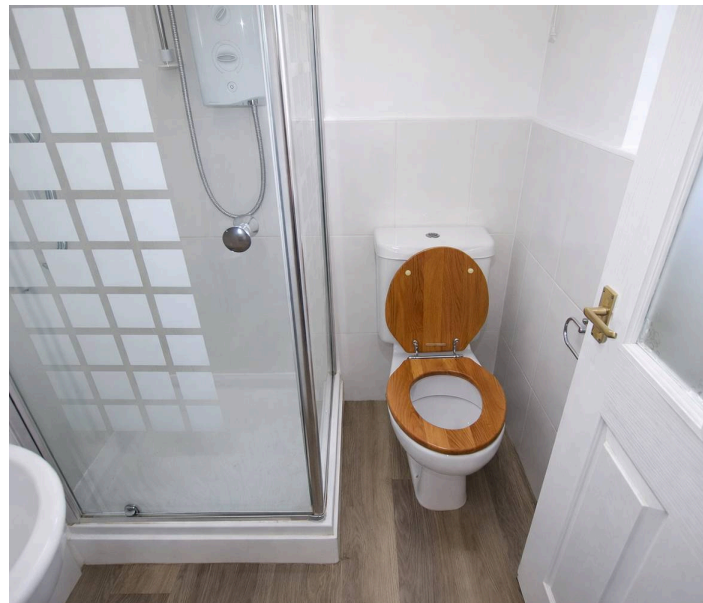
12' 6" x 9' 9" (3.81m x 2.97m)

Bedroom Two

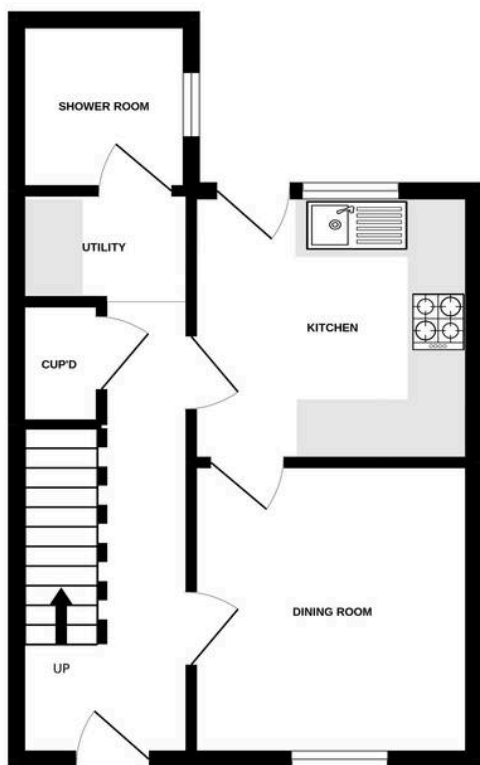
9' 4" x 8' 10" (2.84m x 2.69m)

Bathroom

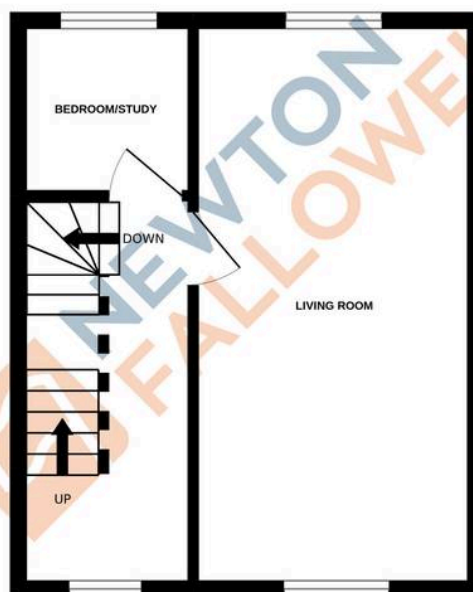
6' 2" x 5' 5" (1.88m x 1.65m)



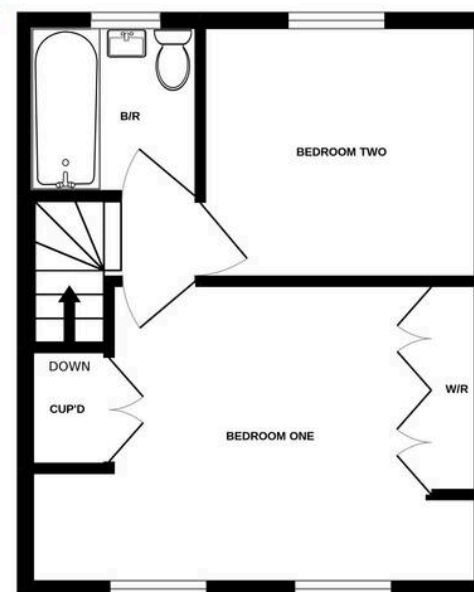
GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



2ND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.6 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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