



17 Sovereign Way, Stamford, PE9 2BY

 **NEWTON FALLOWELL**

2 1 1

## Key Features

- Modern semi detached home
- Spacious living room
- Modern kitchen diner
- Downstairs cloakroom
- Two double bedrooms
- Three piece family bathroom
- Enclosed west facing garden
- Driveway for two vehicles
- EPC Rating B

£1,250 PCM





**\*\*AVAILABLE NOW\*\*** Two-bedroom semidetached home situated in a prime location with amenities on your doorstep and within walking distance to the town centre. The property benefits from two double bedrooms, modern three-piece bathroom, spacious living room, modern kitchen diner, enclosed west facing garden and a driveway for two vehicles.

The property is arranged over two floors, entering via the large living room with stairs leading to the first floor, a doorway from the living room enters a separate hallway with access to the kitchen diner and the cloakroom. Completing downstairs is the spacious kitchen diner featuring an array of modern units and integrated appliances. To the first floor, the landing connects two well balanced double bedrooms and the family three-piece bathroom.



Outside to the front an inset footpath leads to the front door accompanied by a low maintenance bordered garden. To the side of the property is a driveway for two vehicles. The rear garden is fully enclosed and features a patio seating area with a generous lawn.



Living Room 4.08m x 3.66m (13'5" x 12'0")

Inner Hallway 1.16m x 1.06m (3'10" x 3'6")

Cloakroom 1.06m x 1.79m (3'6" x 5'11")

Kitchen Diner 4.08m x 3.13m (13'5" x 10'4")

Landing 2.05m x 2.05m (6'8" x 6'8")



Bedroom One 4.08m x 3.13m (13'5" x 10'4")

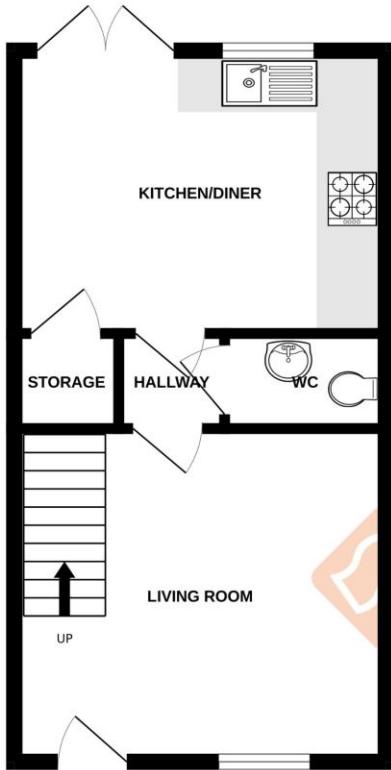
Bedroom Two 4.08m x 2.67m (13'5" x 8'10")

Bathroom 2.05m x 1.93m (6'8" x 6'4")

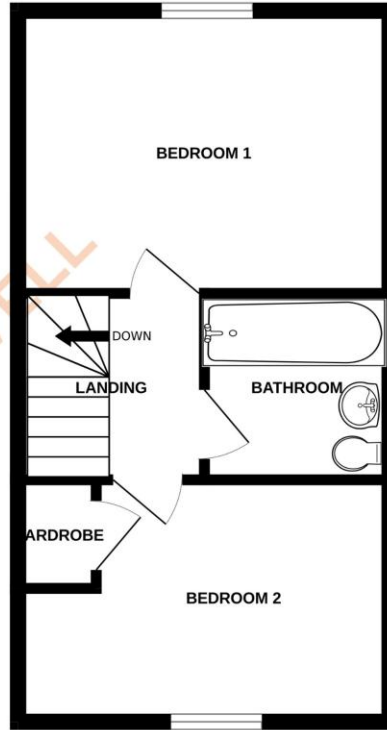




GROUND FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92+)	A		96
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs:			

**COUNCIL TAX INFORMATION:**

Local Authority:  
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 £62 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.