



Barnes Court, Stamford
£189,950

 **NEWTON FALLOWELL**

2 Barnes Court

Stamford

Newton Fallowell bring to market this well presented coach house situated in a popular location of Stamford, close to local amenities with easy access to the A1. The property boasts an open plan kitchen/living room, bedroom, three piece bathroom, garage & off road parking.

Entering via the communal entrance with stairs leading to the coach house. The modern open plan kitchen/living room boasts a wealth of units with space for a dishwasher, washing machine and fridge freezer along with a useful storage cupboard and a light and airy space for seating. Lovely flooring, throughout the living space extending into the bedroom. Continuing through to the well balanced dual aspect, double bedroom, which provides access to the three piece bathroom.

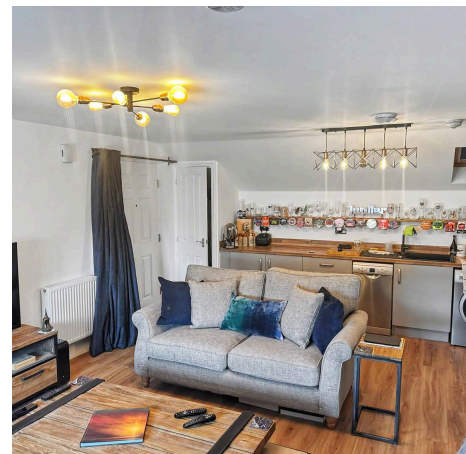
Outside the driveway provides off road parking for one car and access to a fully shelved and insulated single garage.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





Open Plan/Kitchen/Diner/Living

20' 11" x 15' 7" (6.38m x 4.75m)

Bedroom

15' 1" x 9' 11" (4.60m x 3.02m)

En-Suite Bathroom

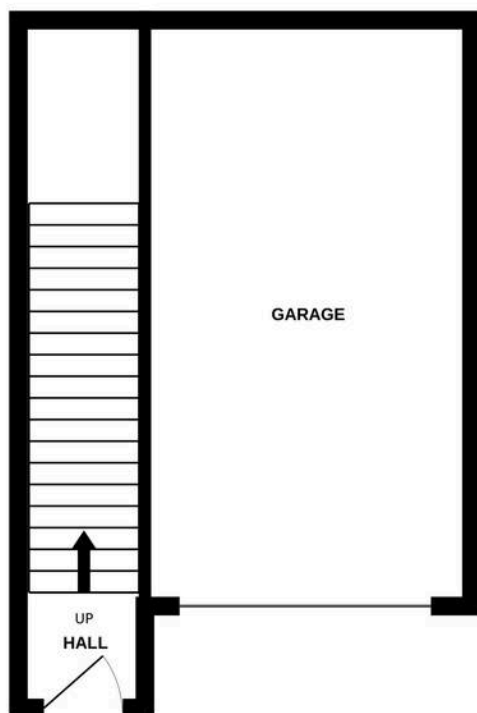
7' 1" x 5' 6" (2.16m x 1.68m)

Garage

21' 0" x 11' 3" (6.39m x 3.42m)



BASEMENT
279 sq.ft. (25.9 sq.m.) approx.



FIRST FLOOR
506 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (73.0 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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Newton Fallowell - Stamford

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