



Warrenne Keep, Stamford

 **NEWTON FALLOWELL**

3 2 2

## Key Features

- Exceptional Central Stamford Location
- Two Double Bedrooms & Further Single
- Light & Airy Living Room
- Open Plan Kitchen/Diner with Bi-folding Doors
- Allocated Off-Road Parking Space
- Enclosed and Private Rear Garden
- No Onward Chain
- EPC Rating - C
- Freehold

£425,000





Newton Fallowell are proud to bring to market this beautifully presented and extended THREE BEDROOM end townhouse, ideally located just a short stroll from Stamford's vibrant town centre and mainline train station. Benefitting from a SOUTH-FACING GARDEN and ALLOCATED PARKING, this superb home offers incredibly versatile living space across three floors - perfect for modern lifestyles.

Entering at the mid-level, you're welcomed by an entrance hall leading to a bright, stylishly decorated living room and a third bedroom, which also makes an excellent home office or snug. Upstairs, two generously sized double bedrooms are served by a contemporary shower room, with bedroom two also featuring a built-in wardrobe.

The heart of the home lies on the lower ground floor, where an impressive open-plan kitchen and dining area has been thoughtfully extended and fitted with high-end Hacker units, Silestone worktops, and integrated appliances including twin ovens and a gas hob. An electric skylight and bi-folding doors flood the space with natural light and provide a seamless link to the rear garden, creating a perfect environment for entertaining. This level also includes a separate utility room and a sleek, modern bathroom.



Outside, the front elevation features inset steps to the main entrance and a useful external storage cupboard, while the rear garden enjoys a sunny aspect, a patio area, lawn, and secure gated access to the private parking area. Stylish, adaptable, and perfectly positioned, this fantastic Stamford home must be viewed to be fully appreciated. Contact Newton Fallowell today to arrange your viewing!



Entrance Hall 2.41m x 1.6m (7'11" x 5'2")

Study/Bedroom Three 3.05m x 1.98m (10'0" x 6'6")

Living Room 4.29m x 3.73m (14'1" x 12'2")

Kitchen/Diner 7.26m x 3.73m (23'10" x 12'2")

Utility Room 2.87m x 2.03m (9'5" x 6'8")



Bathroom 2.26m x 1.37m (7'5" x 4'6")

Landing 1.78m x 1.47m (5'10" x 4'10")

Bedroom One 3.71m x 2.84m (12'2" x 9'4")

Bedroom Two 2.97m x 2.87m (9'8" x 9'5")



Shower Room 1.7m x 1.47m (5'7" x 4'10")



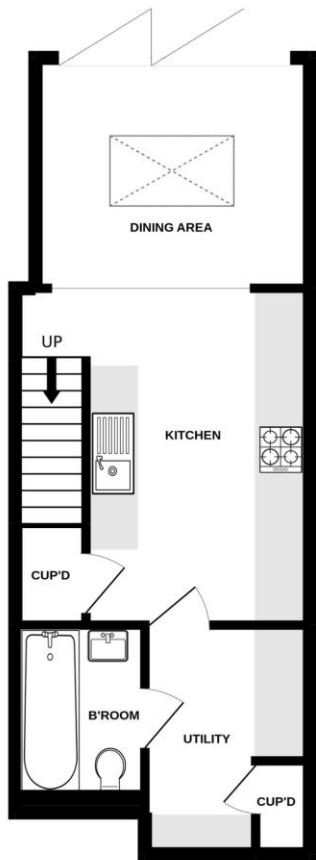
**Agent Note**

There is an estate fee for the area which is approximately £400 PA. For further details please contact Newton Fallowell

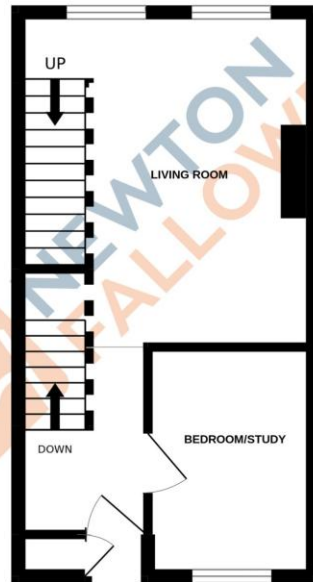




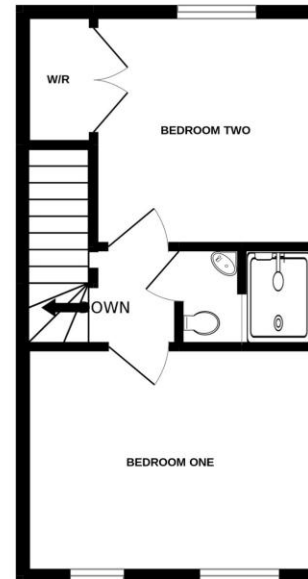
LOWER GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



GROUND FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.4 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92+)	A		
(81-91)	B		84
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs:			

**COUNCIL TAX INFORMATION:**

Local Authority: South Kesteven  
Council Tax Band: C

**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.