



Reform Street, Stamford, PE9 2XB

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Stunning extended end of terrace home
- Three well balanced bedrooms
- Open plan kitchen diner
- Two bathrooms
- Landscaped rear garden
- Separate cosy snug
- EPC rating - D (was done prior to the work)
- Freehold

£389,950





Extended and renovated three-bedroom end of terrace home situated in a prime location of Stamford close to local amenities and within walking distance to the town centre. The property has undergone a stunning extension to the rear creating a large open plan kitchen diner living space but also boasts a separate cosy snug, two shower rooms, south facing landscaped rear garden and three well balanced bedrooms.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor and access into the separate snug. The snug offers versatility and a cosy setting to sit and enjoy. Access from the snug leads into the newly extended kitchen diner living space, an open plan concept with modern units, oak worktops and a large newly installed wood burner centre piece. Completing downstairs is a fully renovated three-piece shower room.



To the first floor, the landing connects two well-proportioned double bedrooms both with built in wardrobes, a further single bedroom and the family three-piece shower room. Outside initially is a lovely low maintenance patio seating area with an inset footstep leading up to the south facing landscaped garden with a generous lawn area with mature borders, plus a green house and garden shed.



Entrance Hall 0.93m x 0.93m (3'1" x 3'1")

Snug 3.26m x 5.08m (10'8" x 16'8")

Kitchen diner / Living Space 5.08m x 7.05m (16'8" x 23'1")

Bathroom 1.66m x 2.32m (5'5" x 7'7")

Landing 0.82m x 1.94m (2'8" x 6'5")



Bedroom One 3.33m x 3.8m (10'11" x 12'6")

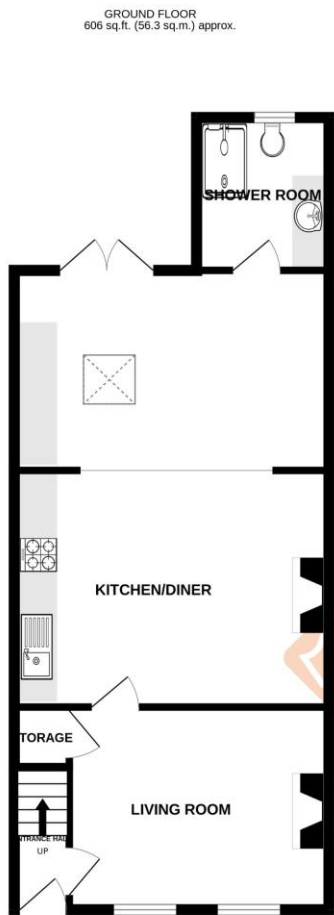
Bedroom Two 2.42m x 3.65m (7'11" x 12'0")

Bedroom Three 2.61m x 2.73m (8'7" x 9'0")

Shower Room 1.46m x 1.76m (4'10" x 5'10")







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TOTAL FLOOR AREA : 992 sq.ft. (92.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 | | |
| (81-91) B | | |
| (69-80) C | | 80 |
| (55-68) D | 55 | |
| (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.