



Queens Walk, Stamford

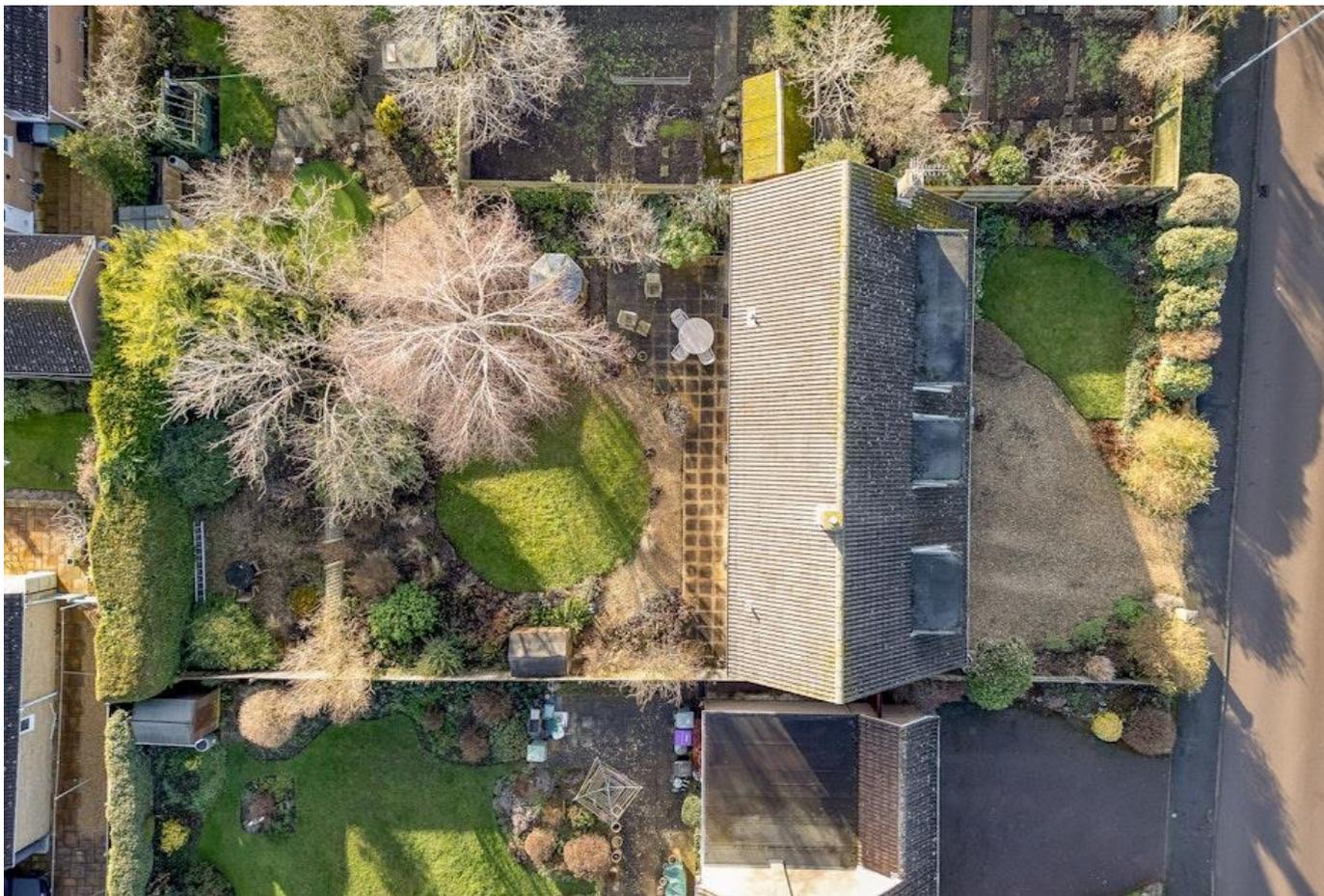
 **NEWTON FALLOWELL**

5 2 2

Key Features

- Incredible Plot Offering Great Scope and Potential
- Five Bedroom Detached Family Home
- Massive South Facing Rear Garden
- Highly Sought After Location
- Off Road Parking and Integrated Double Garage
- Council Tax Band - F
- EPC Rating - D
- Freehold

£675,000





Newton Fallowell are delighted to offer this truly special five-bedroom detached property, prominently situated on the corner of Roman Bank and Queens Walk. Occupying an extremely generous south-facing plot, this home offers excellent potential and long-term scope for improvement. The property provides ample ground-floor living accommodation, five double bedrooms, generous off-road parking, and an integrated double garage. To fully appreciate everything this home has to offer, an internal viewing is essential.

Upon entering the property, you are welcomed into a spacious entrance hall providing access to the ground-floor reception rooms, first-floor landing, and a convenient WC. The first door on the right leads into the bright and spacious living room, which spans the full width of the property and benefits from patio doors opening onto the garden. Further through the home is a separate, versatile reception room currently used as a dining room. To the rear, there is a large kitchen-dining room with French doors leading to the external patio area. Completing the ground floor is a separate utility room, which provides access to a secondary staircase.

The first floor offers five double bedrooms, with four located within the original section of the property. All are generous doubles, many benefitting from fitted storage. A three-piece family bathroom completes this area of the home. The property has been extended over the garage to create an additional double bedroom and shower room, accessed via a separate staircase. This area is extremely versatile and could be used for a variety of purposes.

The home is located just a short walk from Stamford town centre and is positioned on what are arguably some of the town's most desirable roads. While the property is currently well maintained throughout, it offers incredible scope and potential for remodelling or extending (subject to planning permission).

To the front, the property provides ample off-road parking for multiple vehicles, alongside an integrated double garage with a personnel door, power supply, and electric garage door. An inset footpath leads to the front entrance.

The rear garden is a true focal point of the home, enjoying a south-facing aspect and an impressive level of privacy thanks to mature trees and established borders, as well as backing onto a bungalow. The garden offers quiet, elevated views over Stamford's rooftops and is mainly laid to lawn, complemented by a separate patio area and access to both sides of the property.





Entrance Hall 2.86m x 4.15m (9'5" x 13'7")

Lounge 3.64m x 7.62m (11'11" x 25'0")

Dining Room 4.18m x 2.85m (13'8" x 9'5")

Kitchen Diner 3.17m x 5.84m (10'5" x 19'2")

WC 0.89m x 1.81m (2'11" x 5'11")

Utility Room 3.01m x 2.01m (9'11" x 6'7")

Bedroom One 3.98m x 3.29m (13'1" x 10'10")

Bedroom Two 3.63m x 3.32m (11'11" x 10'11")

Bedroom Three 3.56m x 3.63m (11'8" x 11'11")

Bedroom Four 3.12m x 2.92m (10'2" x 9'7")

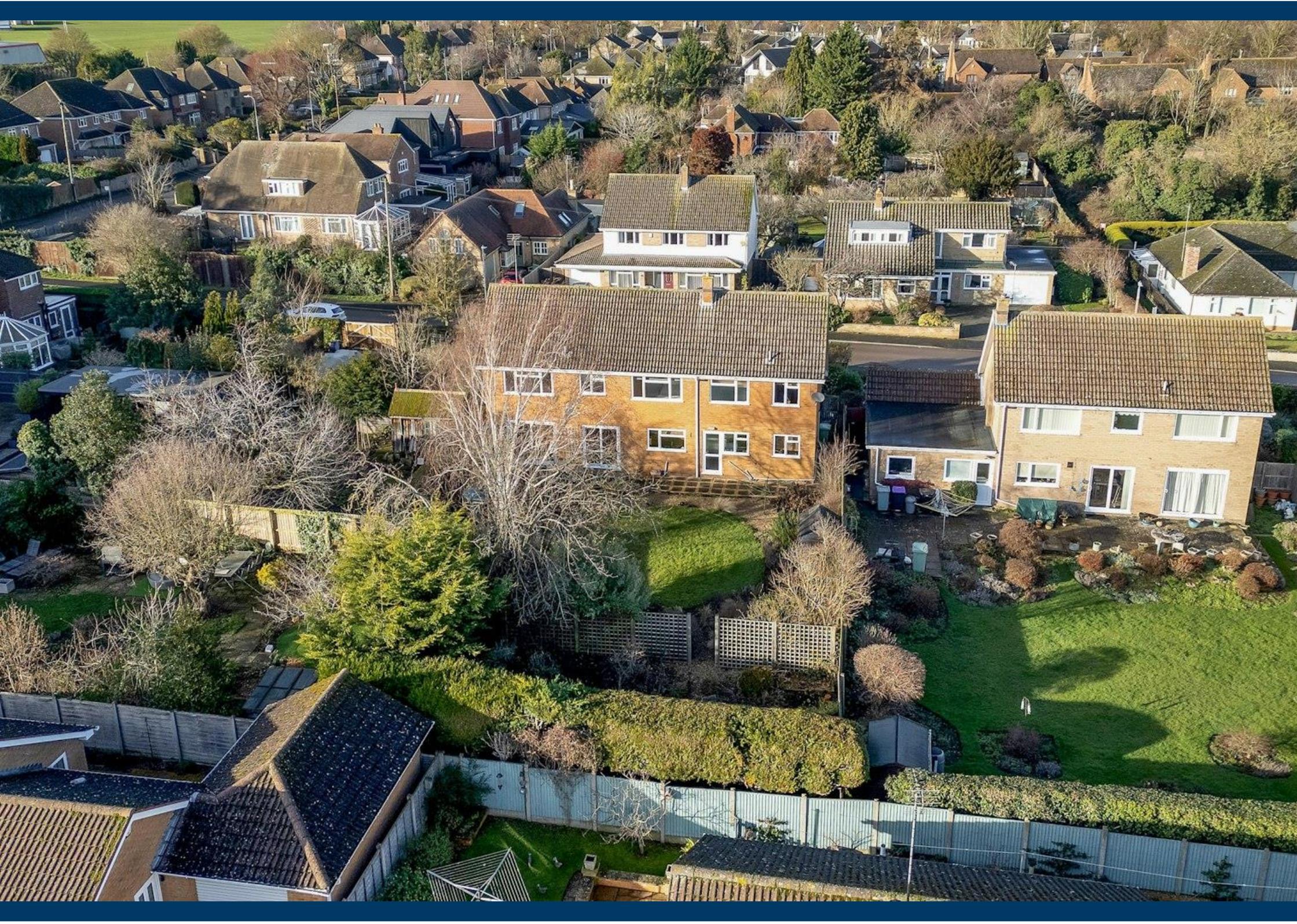
Bedroom Five / Annex 4.85m x 4.69m (15'11" x 15'5")

Bathroom 2.64m x 1.8m (8'8" x 5'11")

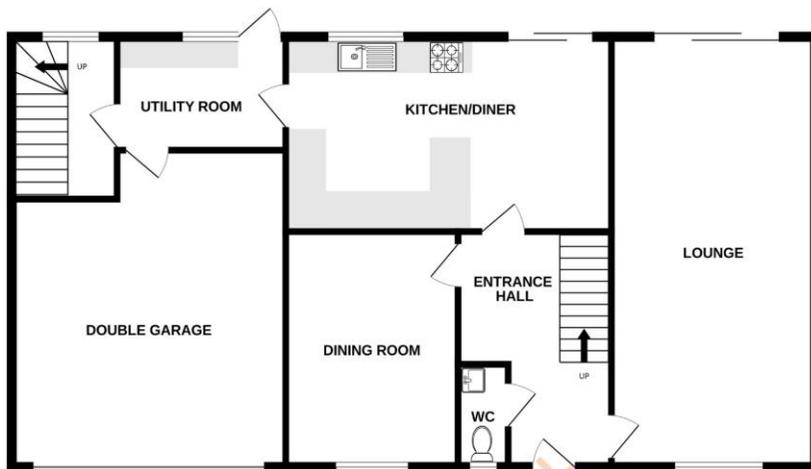
Shower Room 2.02m x 3.05m (6'7" x 10'0")

Double Garage 5.25m x 4.88m (17'2" x 16'0")

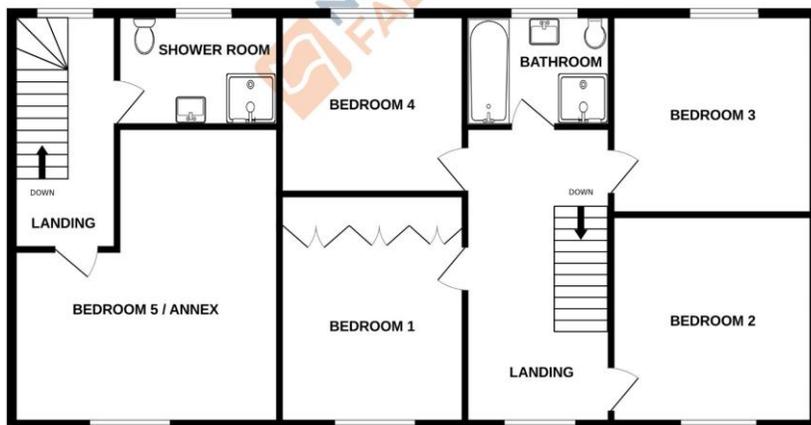




GROUND FLOOR
1189 sq.ft. (110.5 sq.m.) approx.



1ST FLOOR
1138 sq.ft. (105.8 sq.m.) approx.



TOTAL FLOOR AREA : 2328 sq.ft. (216.2 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		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

COUNCIL TAX INFORMATION:
Local Authority: South Kesteven
Council Tax Band: F

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.