



Marigold Close, Stamford

 **NEWTON FALLOWELL**

 3  2  2

Key Features

- Three Bedroom Detached Family Home
- No Onward Chain
- West Facing Rear Garden
- Cul De Sac Position
- Ample Off Road Parking and Single Garage
- Council Tax Band - C
- EPC Rating D
- Freehold

Offers in excess of £350,000





A well-presented three-bedroom detached home positioned in a quiet cul-de-sac in Stamford, within easy reach of the popular Malcolm Sargent Primary School. This attractive property benefits from a conservatory, a west-facing rear garden, a spacious living room, modern kitchen, and an en suite to the principal bedroom.

The accommodation is arranged over two floors and begins with an entrance hall and convenient downstairs cloakroom. The bright and airy living room enjoys an abundance of natural light and flows through to a separate dining room. Patio doors from the dining room open into the conservatory, which provides a pleasant outlook over the garden and creates an ideal additional reception space. Completing the ground floor is a modern kitchen fitted with a generous range of units.

Upstairs, the landing leads to two well-proportioned double bedrooms, a further single bedroom, and a three-piece family bathroom. Bedrooms one and three benefit from built-in wardrobes, with the principal bedroom also featuring a private en suite shower room with walk-in shower.

Externally, the property offers a driveway to the front providing off-road parking for two vehicles and access to an integral single garage. Gated side access leads to the private rear garden, which enjoys a west-facing aspect and features a patio seating area, lawn, and mature planted borders.



Entrance Hall 0.87m x 2.11m (2'11" x 6'11")

WC 0.83m x 1.68m (2'8" x 5'6")

Lounge 4.14m x 4.46m (13'7" x 14'7")

Dining Room 2.24m x 3.27m (7'4" x 10'8")



Conservatory 2.76m x 3m (9'1" x 9'10")

Kitchen 2.29m x 3.61m (7'6" x 11'10")

Bedroom One 3.07m x 3.39m (10'1" x 11'1")

En-Suite 2.47m x 0.9m (8'1" x 3'0")

Bedroom Two 2.66m x 3.85m (8'8" x 12'7")

Bedroom Three 2.87m x 2.39m (9'5" x 7'10")

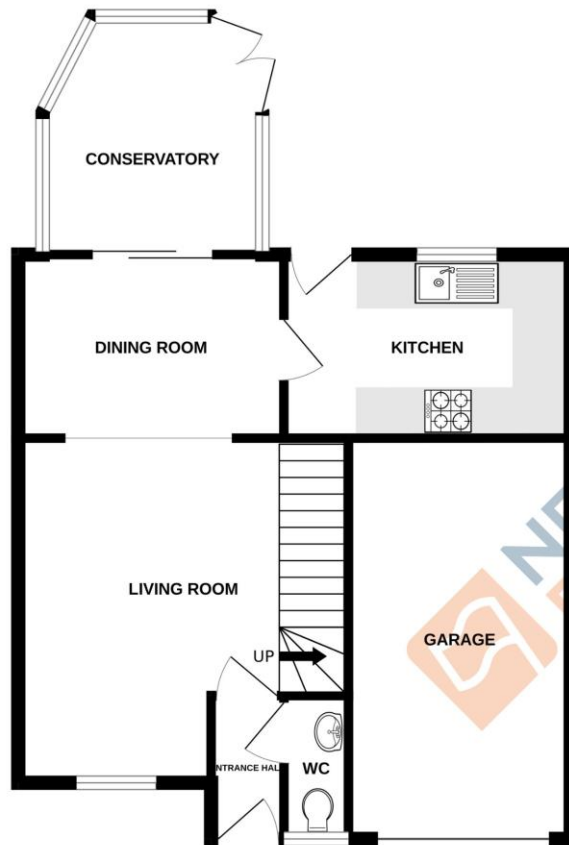
Bathroom 2.62m x 2m (8'7" x 6'7")

Garage 2.51m x 5.19m (8'2" x 17'0")





GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.