



Drift Avenue, Stamford

 **NEWTON FALLOWELL**

3 1 1

Key Features

- Detached Three Bedroom Home
- Cul De Sac Location
- Walking Distance to Schools, Amenties and Town Centre
- Great Scope and Potential
- Off Road Parking and Garage
- Council Tax Band - C
- EPC Rating – TBC
- Freehold

£295,000





Great Scope and Potential Situated in a quiet cul-de-sac within walking distance of Stamford Town Centre, this three-bedroom detached family home offers excellent ground floor living space, three generously sized bedrooms, off-road parking and a single garage. The property presents fantastic scope and potential for modernisation.

Upon entering, a welcoming hallway provides access to the ground floor reception rooms, a WC, a personal door into the garage, and stairs rising to the first floor. To the front of the property is a well-equipped kitchen/breakfast room, while the main living space is located to the rear, featuring a spacious open-plan lounge and dining area with a feature fireplace and patio doors opening onto the garden.

Upstairs, the property offers three generous bedrooms, along with a useful airing cupboard. The first floor is completed by a well-proportioned family bathroom.

Externally, the property benefits from off-road parking to the front, along with a single garage with internal access. The rear garden is mainly laid to lawn, complemented by mature borders and side access.





Kitchen 3.51m x 2.42m (11'6" x 7'11")

Lounge Diner 6.24m x 3.48m (20'6" x 11'5")

WC 1.84m x 0.85m (6'0" x 2'10")

Garage 2.6m x 5.06m (8'6" x 16'7")

Bedroom One 3.53m x 3.49m (11'7" x 11'6")



Bedroom Two 4.42m x 2.57m (14'6" x 8'5")

Bedroom Three 2.57m x 3m (8'5" x 9'10")

Bathroom 2.04m x 2.58m (6'8" x 8'6")





GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 1107 sq.ft. (102.8 sq.m.) approx.

While 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.

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.