



Mountbatten Avenue, Stamford

 **NEWTON FALLOWELL**



Key Features

- Extended Three Bedroom Family Home
- Large Open Plan Kitchen Diner
- No Onward Chain
- Three Large Generous Bedrooms
- Off Road Parking to the Front
- Council Tax Band - B
- EPC Rating - tbc
- Freehold

Asking Price: £239,950





No Onward Chain Newton Fallowell are delighted to present this extended three-bedroom terraced home, offering generous ground-floor living space, three spacious bedrooms, off-road parking, and a private rear garden. The property has been fully redecorated throughout and is ready to move into.

Upon entering, you are greeted by a welcoming entrance hall providing access to the ground-floor reception rooms and stairs leading to the first-floor landing. The first door on the left opens into a separate living room featuring a large front-facing window that fills the space with natural light. Toward the rear of the home is a well-equipped kitchen and a substantial rear extension, which has recently been fitted with a new fibreglass pitched roof—an ideal space for entertaining friends and family.

The first floor comprises three generously sized bedrooms, with the first and second bedrooms benefiting from built-in storage. A modern family bathroom completes the accommodation on this level.

Externally, the property offers off-road parking to the front. The private rear garden is low-maintenance, featuring a combination of patio, gravel, and lawn, along with a rear access gate.





Entrance Hall 3.97m x 1.87m (13'0" x 6'1")

Lounge 4.3m x 3.53m (14'1" x 11'7")

Kitchen 5.51m x 3.27m (18'1" x 10'8")

Dining Room 5.5m x 3.12m (18'0" x 10'2")

Bedroom One 4.69m x 2.85m (15'5" x 9'5")



Bedroom Two 3.12m x 2.94m (10'2" x 9'7")

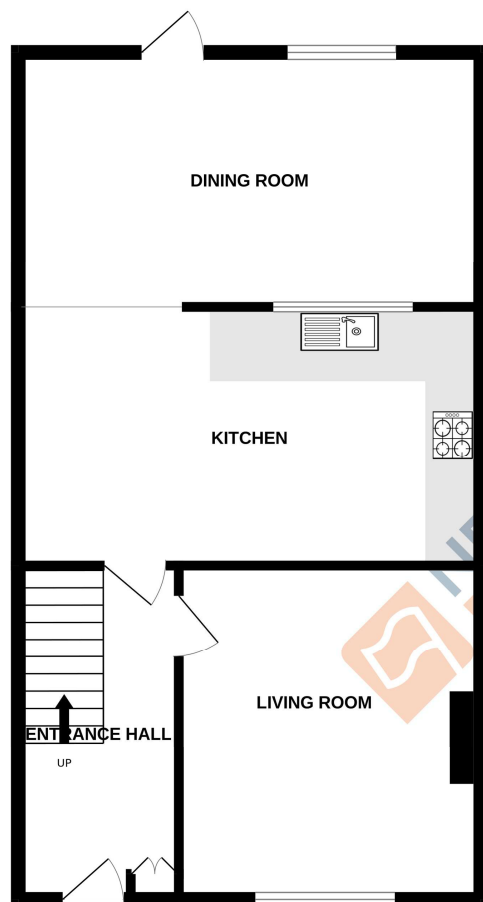
Bedroom Three 2.58m x 2.92m (8'6" x 9'7")

Bathroom 1.9m x 2.29m (6'2" x 7'6")

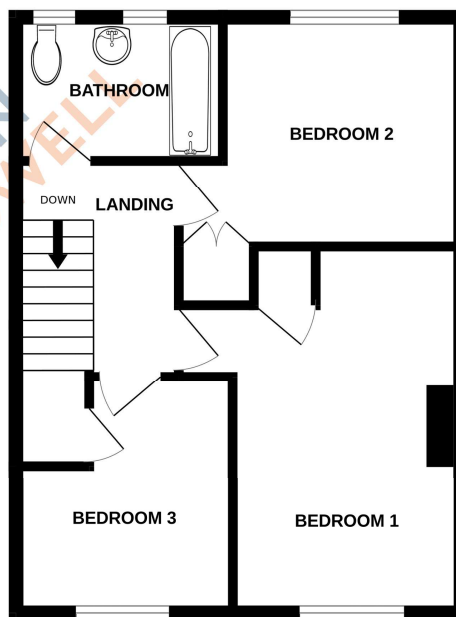




GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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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COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
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 £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.