



13 Caledonian Road, Stamford, PE9 2TG

 **NEWTON FALLOWELL**

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Key Features

- Large Three Bedroom Semi-Detached Family Home
- Ideal Cul De Sac Location
- Spacious Corner Plot
- Large Private Rear Garden
- Off Road Parking and a Single Detached Garage
- Potential to Extend (STP)
- Council Tax Band - C
- EPC Rating pending
- Freehold

£325,000





Beautifully presented throughout is this three-bedroom semidetached property situated at the end of a cul-de-sac on a corner plot also boasting; a spacious lounge, separate dining room, conservatory that was built in 2017, modern kitchen, two well-balanced double bedrooms, three-piece bathroom, enclosed rear garden, single garage, a summer house and driveway for two vehicles.

The property is arranged over two floors, initially being greeted with a spacious entrance hall with stairs leading to the first floor, storage cupboard and oak flooring, to one side is the lounge with a feature fireplace and lovely French doors opening into the separate dining room benefiting from a tiled floor and stunning views onto the rear garden. Completing downstairs is the modern kitchen with a wealth of units and tiled flooring plus a new conservatory which was built this year and creates that extra reception room space. To the first floor the landing connects the two well-balanced double bedrooms, a further single bedroom and the family size three-piece bathroom with shower over the bath.



Outside the front there is a paved driveway creating access for two vehicles and decorated by a shrub border, to the side of the property is the single garage with up and over door plus gated access which leads to the rear garden. The rear garden is sectioned into four areas, a patio seating area for entertaining, a mainly laid to lawn fully enclosed with trees for that extra privacy, a further patio seating area to the back of the garden plus a private patio area with the summer house enclosed with trees which can be used as an office or for a child's play room. Viewings are highly recommended.



Entrance Hall 3.96m x 1.78m (13'0" x 5'10")

Living Room 5.13m x 3.3m (16'10" x 10'10")

Dining Room 2.9m x 2.64m (9'6" x 8'8")

Kitchen 3.12m x 2.49m (10'2" x 8'2")

Conservatory 4.29m x 2.84m (14'1" x 9'4")



Bedroom One 3.68m x 3.33m (12'1" x 10'11")

Bedroom Two 3.45m x 3.02m (11'4" x 9'11")

Bedroom Three 2.41m x 2.13m (7'11" x 7'0")

Bathroom 2.13m x 1.8m (7'0" x 5'11")

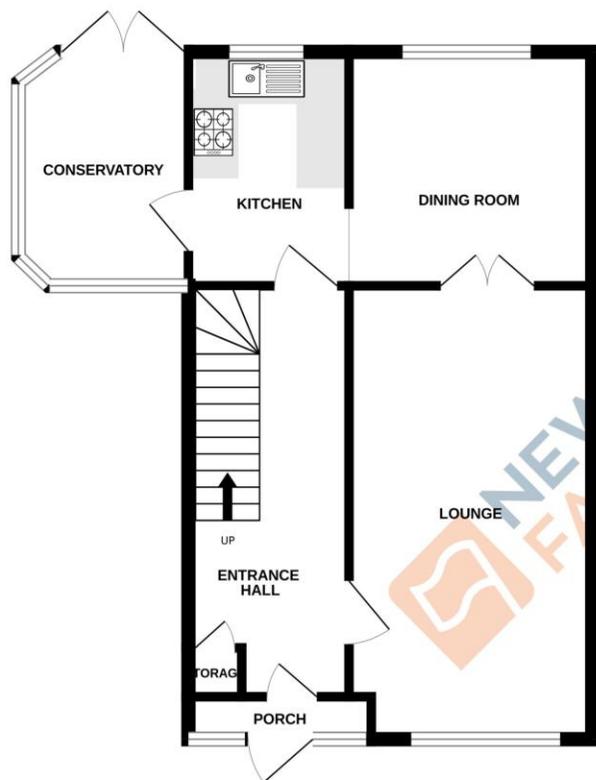


Single Garage 4.83m x 2.92m (15'10" x 9'7")

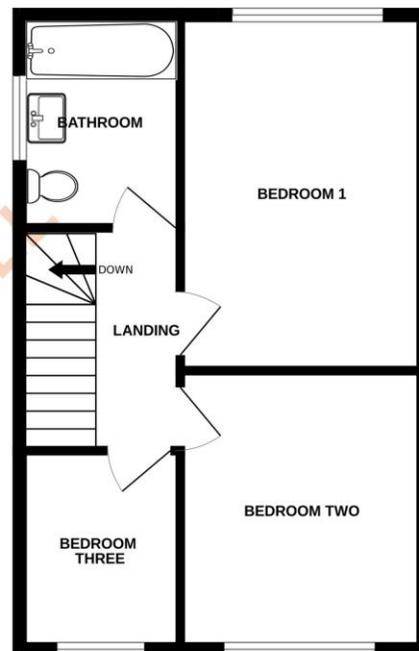




GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 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.
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COUNCIL TAX INFORMATION:

Local Authority:
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.