



Cottesmore Road, Stamford

 **NEWTON FALLOWELL**

 3  1  2

Key Features

- Extended Semi Detached Home
- Popular location Close to Schools & Amenities
- Three Bedrooms & Modern Bathroom
- Driveway Parking for 3-4 Cars
- Private Garden backing on to proposed allotments
- Council Tax Band - C
- EPC Rating C
- Freehold

£350,000





Newton Fallowell are delighted to present this extended three-bedroom family home, pleasantly situated within a quiet cul-de-sac. The property offers generous living accommodation, three well-proportioned bedrooms, and occupies a fantastic plot with ample off-road parking, a detached garage, and a substantial rear garden.

Upon entering, a recessed storm porch provides shelter and insulation from the elements before leading into the welcoming entrance hallway, which benefits from useful storage cupboards and provides access to both the living room and kitchen. The living room features a character fireplace and an open archway flowing through to the dining room. From here, there is access to the kitchen and patio doors opening into the garden room, which in turn leads out to the rear garden. The extended kitchen offers an excellent range of fitted units and integrated appliances, complemented by additional pantry storage and a side door providing direct access to the driveway.

To the first floor are two generous double bedrooms, a further single bedroom, and a modern fitted bathroom suite.

Externally, the driveway provides ample off-road parking for three to four vehicles and runs alongside the property to the detached single garage, with gated access leading through to the rear garden. The garden itself features a paved patio seating area, a large lawn, inset planted borders, and is fully enclosed by timber fencing, with a lower brick wall to the left-hand boundary—ideal for families and outdoor entertaining.





Porch 0.56m x 1.76m (1'10" x 5'10")

Entrance Hall 1.81m x 4.2m (5'11" x 13'10")

Living Room 3.35m x 4.97m (11'0" x 16'4")

Dining Room 2.63m x 2.96m (8'7" x 9'8")

Conservatory 2.48m x 2.66m (8'1" x 8'8")



Kitchen 2.49m x 5.18m (8'2" x 17'0")

Landing 2.27m x 3.17m (7'5" x 10'5")

Bedroom One 3.01m x 3.92m (9'11" x 12'11")

Bedroom Two 2.93m x 3.23m (9'7" x 10'7")



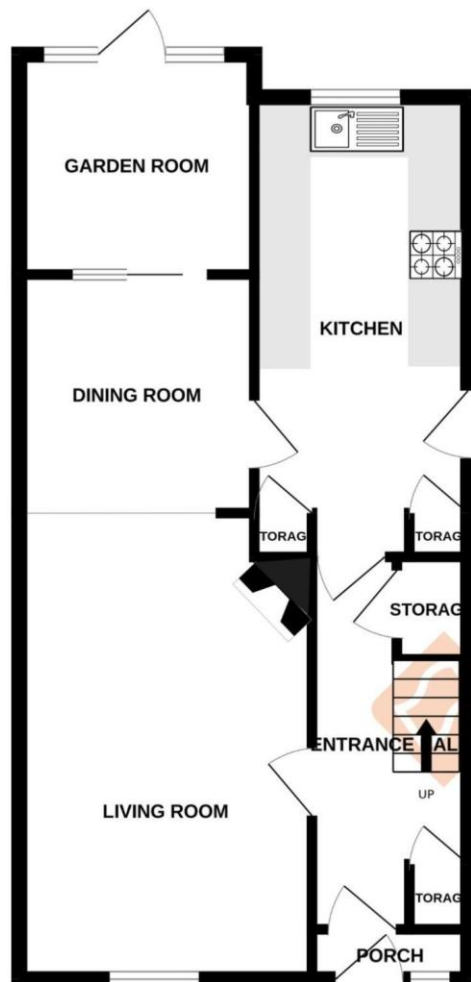
Bedroom Three 2.94m x 3.26m (9'7" x 10'8")

Bathroom 1.69m x 2.25m (5'6" x 7'5")





GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



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.