



Roman Bank, Stamford

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Immaculately Presented Extended Detached Bungalow
- Centrally Situated a 5 Minute Walk Stamford Town
- Stunning Open Plan Kitchen with Bi Folds
- Generous Landscaped Gardens
- Ample Off Road Parking and Garage
- No Onward Chain
- Council Tax Band - E
- EPC Rating D
- Freehold

£695,000





No Onward Chain Located just a short walk from Stamford town centre, this immaculate, fully modernised and beautifully extended three-bedroom detached bungalow is ready to move straight into. The property boasts a stunning open-plan kitchen, dining and living space, complete with full-width bi-fold doors opening onto the impressive rear garden.

Upon entering, a spacious entrance hall provides access to the reception rooms and all three double bedrooms. To the right is a generous dual-aspect living room featuring an attractive fireplace, creating a warm and inviting space. To the rear of the home is the exceptional open-plan kitchen, dining and living area, finished to a high standard with a fully integrated, well-equipped kitchen and expansive bi-fold doors that seamlessly connect the indoors with the garden.

The property further offers three well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes, a stylish en-suite bathroom, and patio doors providing direct access to the garden. A contemporary family shower room serves the remaining bedrooms.



Externally, the front of the property provides ample off-road parking for multiple vehicles, with a gravelled driveway leading down the side of the home to a detached single garage and rear access gate. The generous rear garden offers a wonderful outdoor space, perfect for entertaining, relaxing, or family enjoyment.



Entrance Hall 3.84m x 1.22m (12'7" x 4'0")

Open Plan Kitchen / Diner 4.47m x 5.61m (14'8" x 18'5")

Lounge 3.87m x 4.85m (12'8" x 15'11")

Bedroom One 3.32m x 4.6m (10'11" x 15'1")

En-Suite 1.43m x 2.75m (4'8" x 9'0")

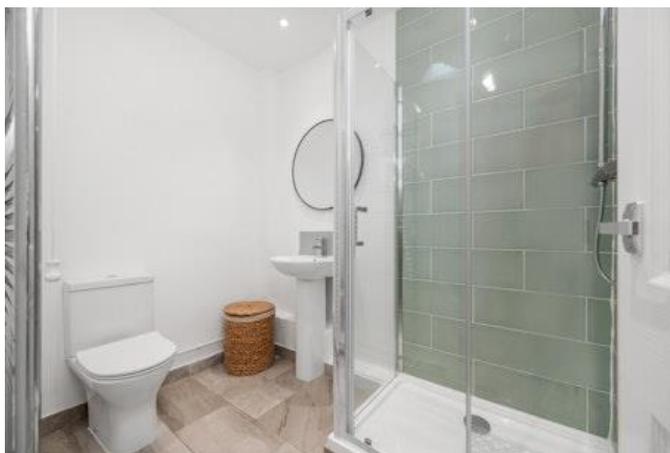


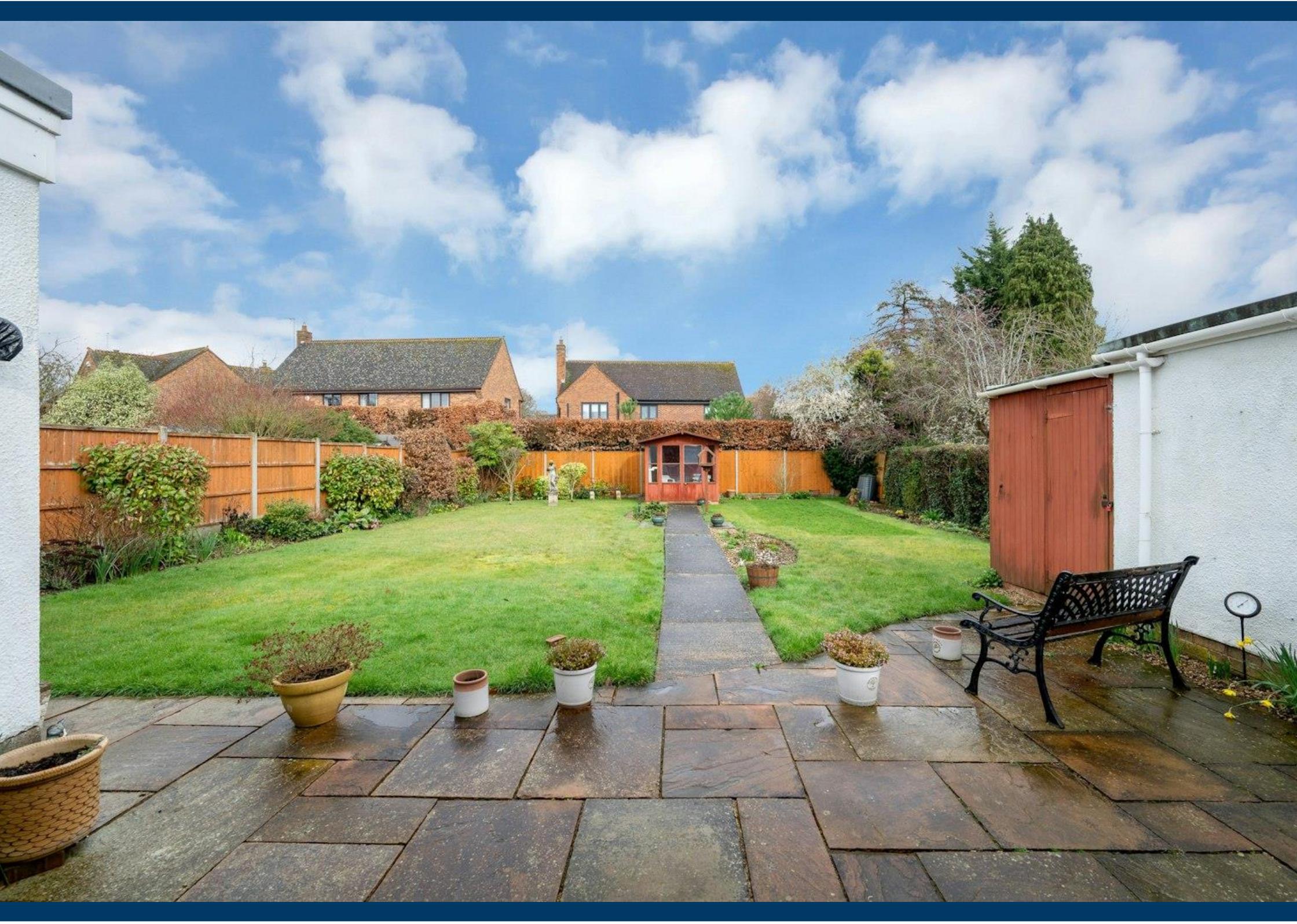
Bedroom Two 3.63m x 3.39m (11'11" x 11'1")

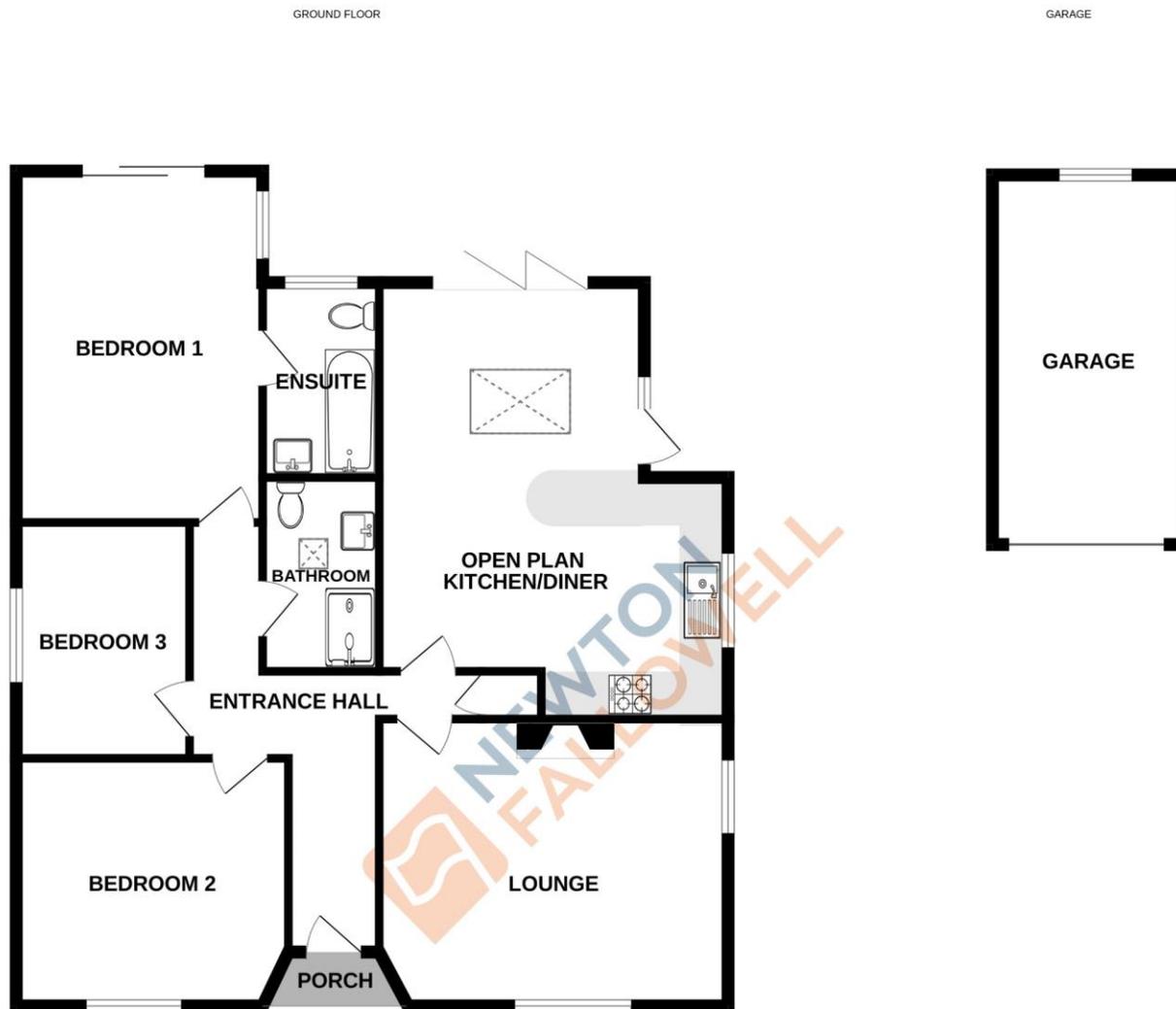
Bedroom Three 3.3m x 2.33m (10'10" x 7'7")

Shower Room 1.65m x 2.29m (5'5" x 7'6")

Garage 2.66m x 5m (8'8" x 16'5")







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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: E

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 £62 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.