



Churchill Road, Stamford

 **NEWTON FALLOWELL**



## Key Features

- Large One Bed Apartment
- Ground Floor Accommodation
- Large West Facing Rear Garden
- Dedicated Off Road Parking
- Fully Modernised Throughout
- Council Tax Band - A
- EPC Rating D
- Leasehold

£175,000





A beautifully refurbished one-bedroom ground floor apartment, ideally situated in a prime location in Stamford, within easy reach of local amenities. Featuring recently fitted windows and doors, electric heaters throughout, a stylish modern kitchen, a contemporary bathroom suite, new flooring, and freshly redecorated interiors.

Accessed via a communal entrance hall, the apartment benefits from a useful storage cupboard located just outside the front door. Upon entering, you are welcomed by a spacious entrance hall that provides a seamless flow throughout the home. The generous living room is filled with natural light, enhanced by new French doors, and opens into a newly fitted modern kitchen offering a range of wall and base units.

The bathroom has been upgraded with a fully tiled, contemporary three-piece suite. The accommodation is completed by a spacious double bedroom, which includes a recessed area ideal for wardrobe space.

Externally, the property enjoys a low-maintenance rear garden, mainly laid to lawn with a large patio and garden shed, new fences make this space enclosed and safe. An allocated off-road parking space is situated to the rear.





Kitchen 2.71m x 2.14m (8'11" x 7'0")

Living/Dining Room 3.34m x 5.11m (11'0" x 16'10")

Bedroom 3.54m x 3.62m (11'7" x 11'11")

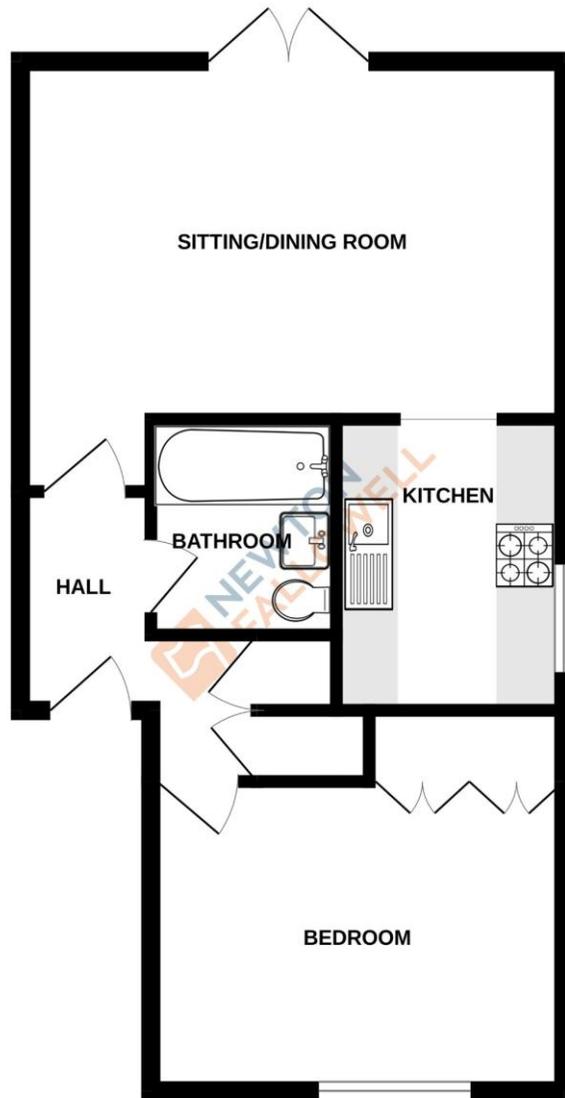
Bathroom 2.01m x 1.74m (6'7" x 5'8")





RESIDENTS  
PARKING ONLY  
30 CHURCHILL ROAD

GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: South Kesteven  
Council Tax Band: A

**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.