



6 Brazenose Lane, Stamford, PE9 2HB

 **NEWTON FALLOWELL**

 2  1  1

Key Features

- Two bedroom mid terrace
- Close proximity to Stamford town centre
- Light & airy living room
- Modern kitchen with integrated appliances
- Three piece bathroom
- Two double bedrooms with built in wardrobes
- Home office/Studio
- Rear courtyard
- EPC Rating D
- Freehold

£245,000





Well presented two bedroom mid terrace property situated only a stone's throw from Stamford's town centre, very close to amenities and easy access routes. The property boasts a cosy living room with feature fireplace, modern kitchen, UPVC double glazing, three piece bathroom, two double bedrooms and a converted outhouse come home office/studio.



The property is arranged over two floors, entering via the living room which benefits from an abundance of natural light and a feature fireplace. Continuing through the property you enter the kitchen, benefiting from a range of units, integrated oven, hob, fridge freezer, dishwasher and space for a table and chairs. Completing downstairs is the three piece bathroom which is fully tiled. To the first floor, the landing connects two well proportioned double bedrooms both benefiting from built in wardrobes.



Outside is a private courtyard to the rear with space for seating. In the courtyard there is a converted outhouse come home office/studio with heating, plumbing and electrics, offering great versatility.

Living room 3.32m x 3.33m (10'11" x 10'11")

Kitchen 3.33m x 2.66m (10'11" x 8'8")

Rear hall 0.8m x 0.87m (2'7" x 2'11")

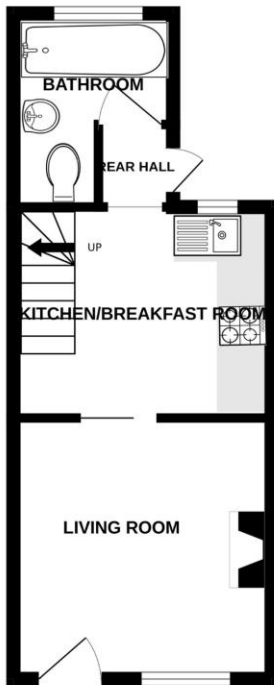
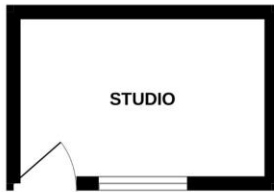
Bathroom 2.44m x 0.87m (8'0" x 2'11")

Bedroom one 3.36m x 3m (11'0" x 9'10")

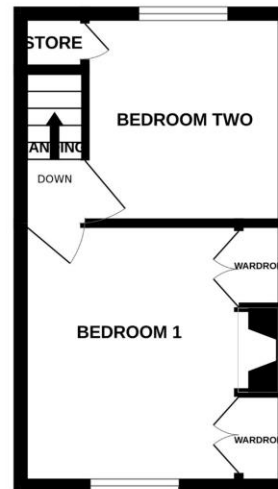
Bedroom two 2.52m x 2.68m (8'4" x 8'10")

Studio 2.17m x 3.46m (7'1" x 11'5")

GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
208 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
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.