



52 Hillside Gardens, Wittering, Stamford, PE8 6DX

 **NEWTON FALLOWELL**



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### Key Features

- Three bedroom semi detached home
- Spacious living room
- Modern Kitchen breakfast room
- Downstairs cloakroom
- Two bathrooms
- Enclosed rear garden
- Driveway for two vehicles
- EPC Rating C

£1,100 PCM





AVAILABLE NOW - A well-presented three-bedroom semi-detached home, situated in a prime position within the popular village of Wittering. This lovely property benefits from a spacious living room, modern kitchen breakfast room, downstairs cloakroom, three well-proportioned bedrooms, two bathrooms, an enclosed rear garden and a driveway providing off-road parking for two vehicles.

The accommodation is arranged over two floors and is entered via the entrance hall, with stairs rising to the first floor. The hallway provides access to the downstairs cloakroom, the kitchen breakfast room featuring a range of modern units with integrated oven and hob, and the light and airy living room positioned to the rear of the property. The living room benefits from a built-in storage cupboard and French doors opening onto the patio area.

To the first floor, the landing leads to two double bedrooms, a further single bedroom and the family three-piece bathroom. The principal bedroom also benefits from a built-in wardrobe with sliding doors and its own three-piece en-suite shower room.



Externally, an inset footpath leads to the front door, accompanied by a low-maintenance front garden. To the side of the property is the driveway providing off-road parking for two vehicles. Gated side access leads into the enclosed rear garden, which offers a patio seating area, lawn, mature borders and a useful garden shed.



Entrance Hall 3.27m x 2.15m (10'8" x 7'1")

Cloakroom 2.06m x 0.98m (6'10" x 3'2")

Kitchen Breakfast Room 3.27m x 2.64m (10'8" x 8'8")

Living Room 4.88m x 4.23m (16'0" x 13'11")

Landing 3.28m x 1.99m (10'10" x 6'6")

Bedroom One 3.03m x 2.82m (9'11" x 9'4")

En-suite 2.07m x 1.36m (6'10" x 4'6")

Bedroom Two 3.05m x 2.82m (10'0" x 9'4")

Bedroom Three 2.08m x 1.98m (6'10" x 6'6")

Bathroom 2.08m x 1.98m (6'10" x 6'6")

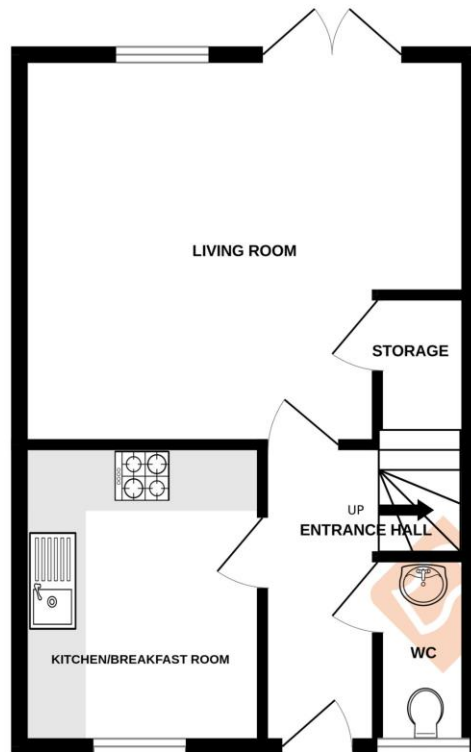




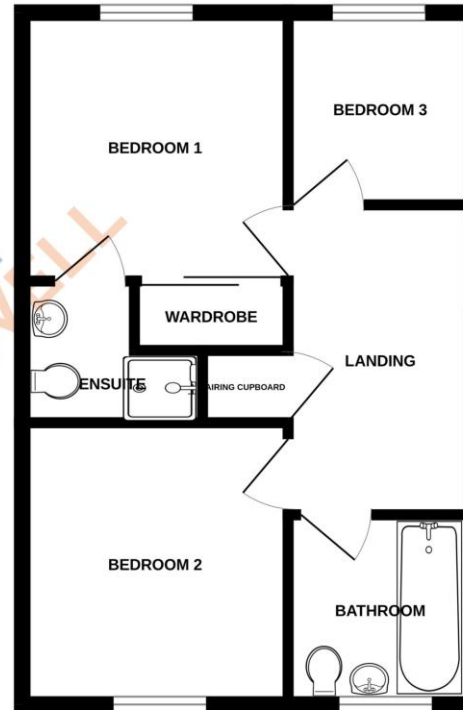




GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.





1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

#### COUNCIL TAX INFORMATION:

Local Authority:  
Council Tax Band: B

#### 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.