

Black View House, Stamford

£400,000

NEWTON FALLOWELL

Black View House Drift Road

Stamford

Situated just a short walk from Stamford Town Centre and local amenities is this brand new three-bedroom detached family home. Offering incredible downstairs living accommodation, three double bedrooms with vaulted ceilings, off-road parking and a beautifully landscaped rear garden, this property must be viewed to be fully appreciated.

To the right is a separate formal living room, a bright and spacious reception room enhanced by a modern media wall. The focal point of the home is the stunning open-plan kitchen/dining room, featuring bi-fold doors opening onto the rear garden. The kitchen is fully equipped with a range of integrated appliances, including a full-size dishwasher, fridge freezer, induction hob and ample storage cupboards.

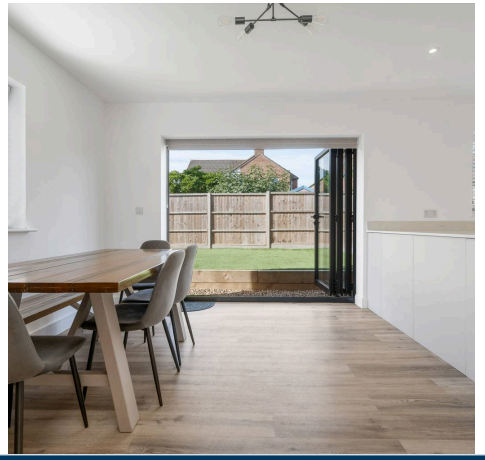
Complementing this fantastic living space is a separate utility room, downstairs WC and rear access door.

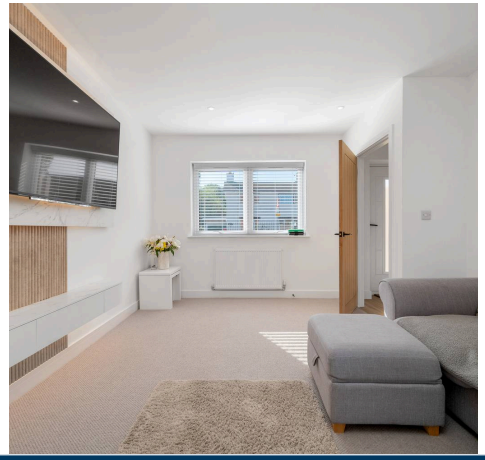
The first floor offers a spacious landing providing access to all three double bedrooms. The principal bedroom benefits from fitted wardrobes, vaulted ceilings and a stylish en-suite shower room. The accommodation is completed by a modern family bathroom.

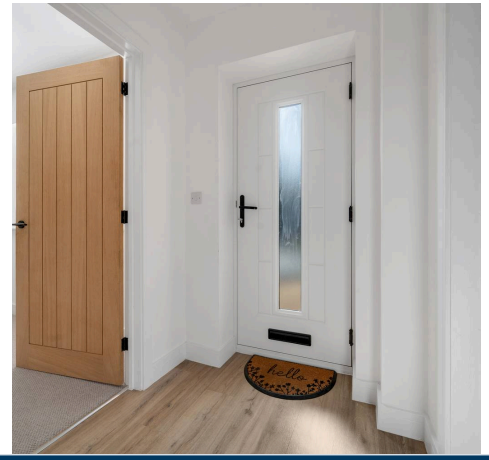
To the front, the property offers off-road parking via a gravelled driveway for two vehicles* The rear garden has been thoughtfully landscaped with low maintenance in mind, featuring a separate patio seating area, a large wrap-around artificial lawn and gated side access.

*A dropped kerb is due to be installed in the near future, providing vehicular access to the driveway

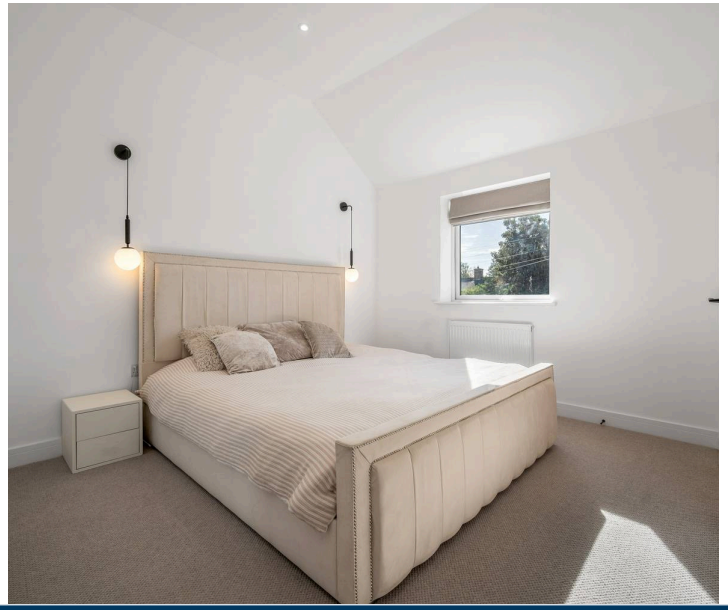


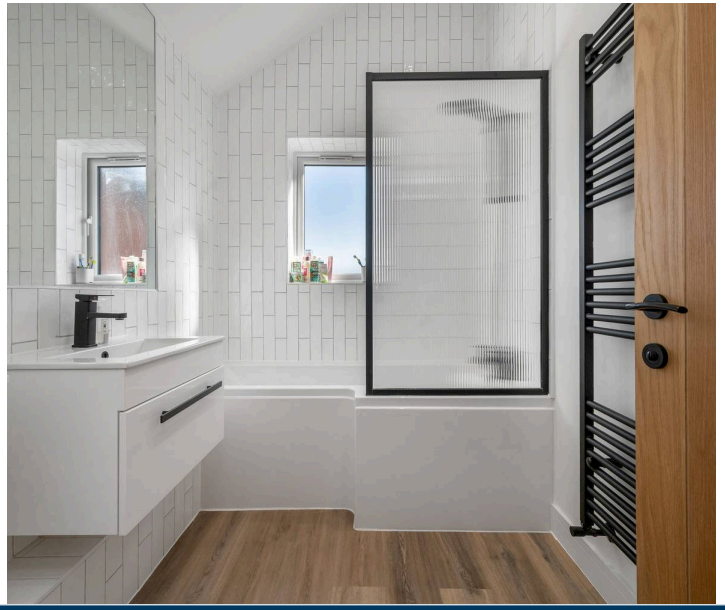












Open Plan Kitchen Diner
21' 4" x 11' 4" (6.50m x 3.45m)

Lounge
14' 1" x 11' 0" (4.30m x 3.35m)

Utility Room
5' 1" x 11' 1" (1.56m x 3.38m)

WC
5' 0" x 3' 9" (1.52m x 1.15m)

Bedroom One
11' 2" x 11' 4" (3.40m x 3.45m)

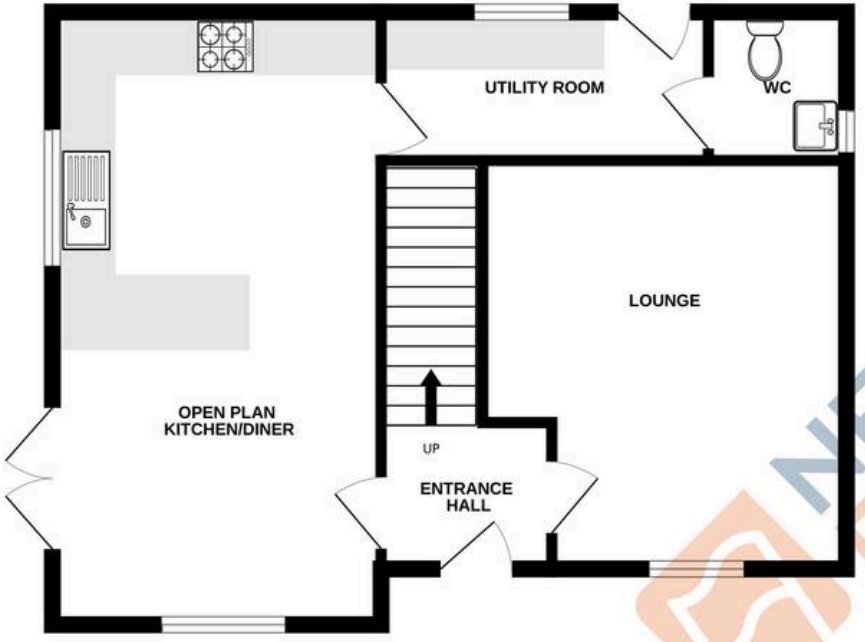
En-Suite
8' 3" x 6' 0" (2.51m x 1.82m)

Bedroom Two
11' 4" x 10' 0" (3.45m x 3.05m)

Bedroom Three
11' 0" x 8' 0" (3.35m x 2.45m)

Bathroom
8' 0" x 6' 1" (2.45m x 1.85m)

GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.0 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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