



48 Rutland Road, Stamford, PE9 1UP

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Mid terrace home
- Ideally positioned close to amenities
- Three well proportioned bedrooms
- Spacious living room
- Modern kitchen diner
- Conservatory
- Off road parking
- Generous rear garden
- EPC Rating D

£1,295 PCM





****AVAILABLE NOW**** Tucked away in a sought-after residential road, this beautifully presented three-bedroom home offers easy access to local supermarkets, Stamford College, schools and a nearby gym, making it an ideal choice for families and professionals alike. With stylish décor, modern upgrades and excellent convenience on the doorstep, this is one not to miss.

Internally, the property has been much improved and offers a warm and welcoming layout. The entrance hall leads into a generous lounge featuring an open fireplace, flowing through to the impressive kitchen-diner spanning the width of the property. The recently fitted kitchen includes integrated appliances such as oven and hob, dishwasher and bin drawer, plus space for a washing machine and fridge-freezer, along with useful understairs storage/pantry. A door leads into the bright conservatory, complete with alternative plumbing for a washing machine and French doors opening directly onto the rear garden. Upstairs, you'll find three well-proportioned bedrooms, with bedrooms one and three benefiting from built-in wardrobes, along with a modern family bathroom fitted with a three-piece suite and shower over bath.

Outside, the property enjoys gravelled off-road parking to the front with attractive shrub borders. A shared passageway leads to the rear, where you'll find a beautifully landscaped garden, mainly laid to lawn with mature shrubs, patio seating area a lovely private space to relax and entertain.





Entrance Hall 1.67m x 1.33m (5'6" x 4'5")

Living Room 4.06m x 3.33m (13'4" x 10'11")

Kitchen/Diner 5.51m x 2.57m (18'1" x 8'5")

Conservatory 3.1m x 2.39m (10'2" x 7'10")

Bedroom One 2.82m x 2.87m (9'4" x 9'5")



Bedroom Two 3.12m x 3.23m (10'2" x 10'7")

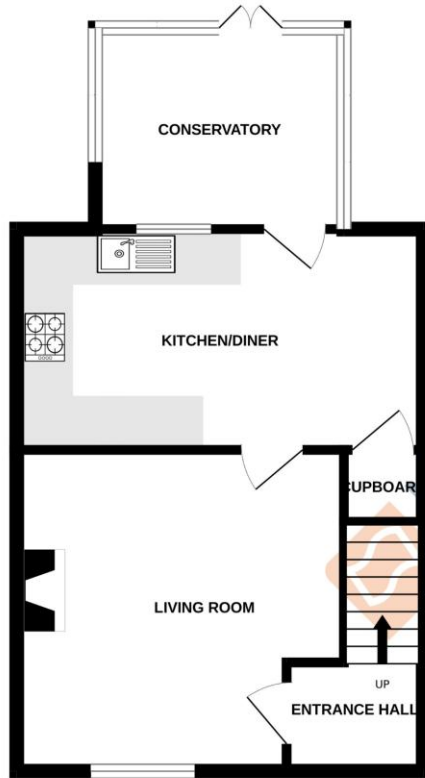
Bedroom Three 2.06m x 2.39m (6'10" x 7'10")

Bathroom 2.84m x 2.18m (9'4" x 7'2")

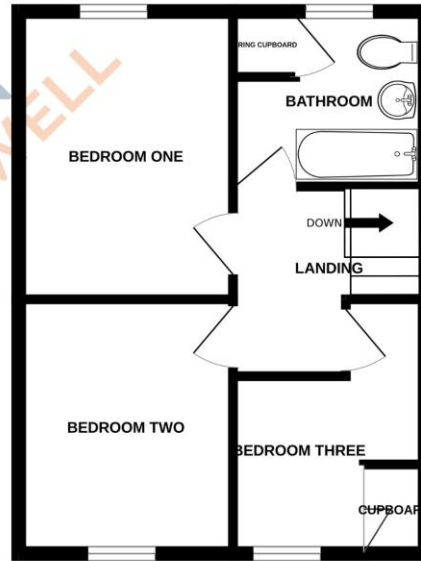




GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.9 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
Vary energy efficient - lower running costs:			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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 £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.