



Ross Drive, Stamford

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Extended Three Bedroom Semi-Detached Family Home
- Situated Down a Private Road
- Off Road Parking and Single Garage
- Stunning Modern Family Bathroom
- South Facing Landscaped Rear Garden
- Feature Wood Burner
- Council Tax Band - C
- EPC Rating - C
- Freehold

£320,000





Newton Fallowell are delighted to present this three-bedroom semi-detached family home, located along a private road. The property offers generous living accommodation, off-road parking for one vehicle and a detached garage. To fully appreciate everything this home has to offer, an internal viewing is highly recommended.

Upon entering, you are welcomed by a spacious entrance hall providing access to the ground-floor reception rooms, a staircase leading to the first-floor landing, and a convenient WC positioned to the left. To the right, the modern kitchen breakfast room offers ample storage and worktop space. To the rear of the property is a large living room featuring a wood-burning stove, which forms the focal point of the room. Completing the ground floor is an additional reception room currently used as a garden room, with French doors opening onto the rear garden.

The first floor comprises two generous double bedrooms and a well-proportioned single bedroom. The accommodation is completed by a stylish, modern family bathroom.

The property is tucked away in a quiet cul-de-sac on a private road. To the right-hand side, there is off-road parking for one vehicle in front of a single detached garage, which benefits from power and a personal access door. The south-facing rear garden is mainly laid to lawn and also features a separate patio seating area, ideal for outdoor entertaining.





Entrance Hall 5.13m x 2.06m (16'10" x 6'10")

WC 1.78m x 0.86m (5'10" x 2'10")

Kitchen/Diner 2.65m x 3.62m (8'8" x 11'11")

Lounge 3.81m x 4.83m (12'6" x 15'10")

Garden Room 2.38m x 2.82m (7'10" x 9'4")



Bedroom One 4.2m x 2.67m (13'10" x 8'10")

Bedroom Two 2.68m x 3.32m (8'10" x 10'11")

Bedroom Three 2.07m x 2.85m (6'10" x 9'5")

Bathroom 2.05m x 2.37m (6'8" x 7'10")



Garage 2.53m x 5.47m (8'4" x 17'11")

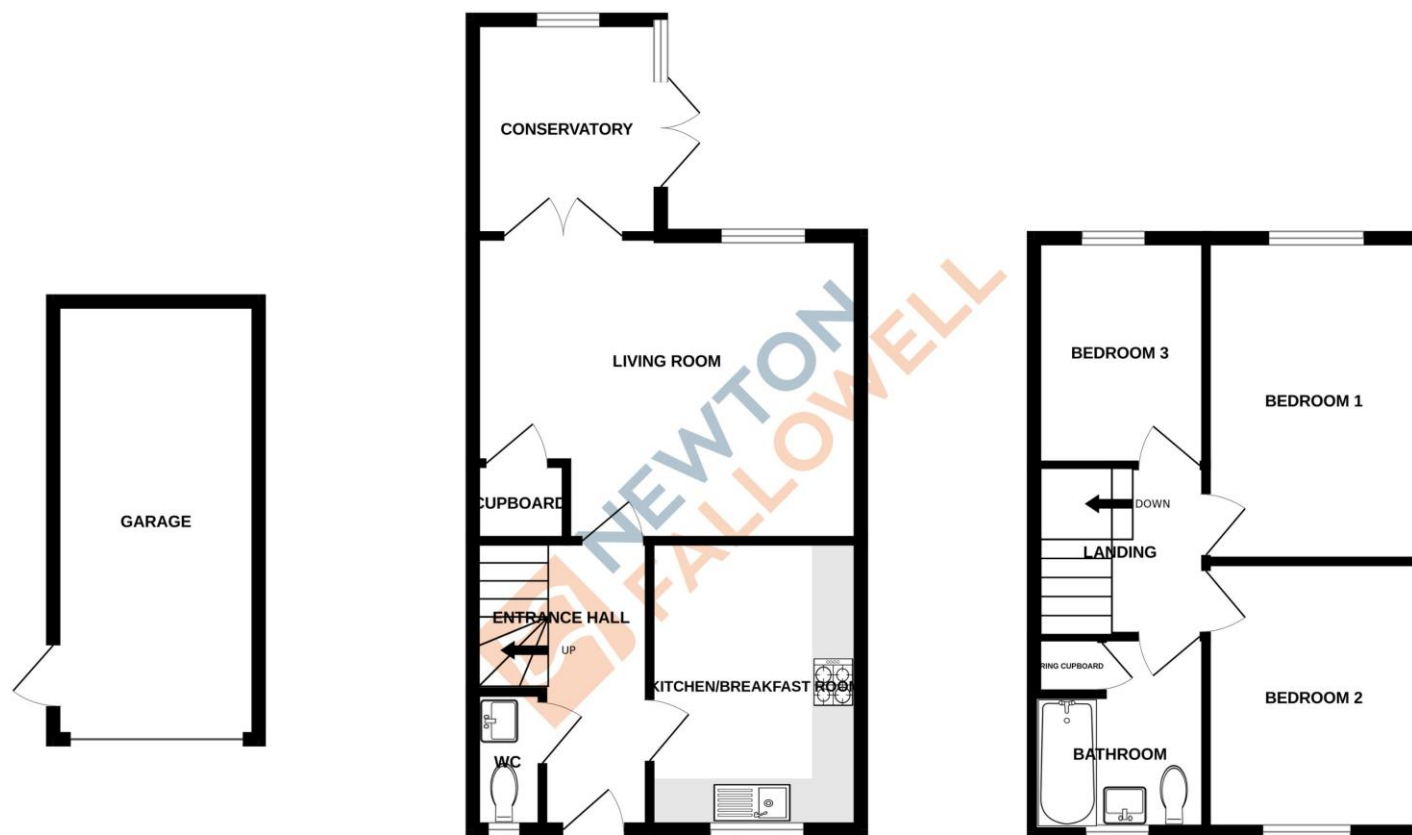




GARAGE
151 sq.ft. (14.0 sq.m.) approx.

GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.

1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.4 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 suitability or efficiency can be given.

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: C

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.