



Lindsey Road, Uffington

 **NEWTON FALLOWELL**



 3    1    2

## Key Features

- Extended Three Bedroom Family Home
- Highly Sought After Village Location
- Multiple Downstairs Reception Rooms
- Prime Cul De Sac Position
- Ample Off Road Parking
- Large Rear Garden
- Council Tax Band - C
- EPC Rating D
- Freehold

£350,000





Newton Fallowell are pleased to offer this extended three-bedroom family home, situated in the highly sought-after village of Uffington, just two miles from Stamford. Ideally positioned within walking distance of local primary schools and bus stops, the property is perfectly suited to family living.

The accommodation begins with a welcoming porch leading into a spacious entrance hall, providing access to the ground floor reception rooms and the first floor. To the right, the generous living room features an attractive fireplace and opens through to a further reception area, currently used as a dining room. The heart of the home is the impressive open-plan fitted kitchen and dining space, offering an excellent setting for entertaining family and friends. The ground floor is further complemented by a separate utility room, WC, and a rear door opening out to the garden.

The first floor comprises two well-proportioned double bedrooms and a third good-sized single bedroom, ideal for a home office or nursery, along with a three-piece family bathroom.

Externally, the property benefits from a large gravelled driveway to the front, providing off-road parking for three to four vehicles. Gated side access leads to the fully enclosed rear garden, which is predominantly laid to lawn and features multiple patio seating areas.







Entrance Hall 1.93m x 4.24m (6'4" x 13'11")

Living Room 3.3m x 4.72m (10'10" x 15'6")

Dining Area 2.62m x 3.18m (8'7" x 10'5")

Breakfast Area 2.62m x 2.95m (8'7" x 9'8")

Kitchen 2.62m x 5m (8'7" x 16'5")



Utility 2.03m x 5.31m (6'8" x 17'5")

Downstairs WC 0.91m x 1.83m (3'0" x 6'0")

Bedroom One 2.46m x 3.89m (8'1" x 12'10")

Bedroom Two 2.74m x 2.79m (9'0" x 9'2")



Bedroom Three 2.21m x 2.21m (7'4" x 7'4")

Bathroom 1.8m x 2.49m (5'11" x 8'2")



#### Agent Note

Please note: the marketing material shown is from previous years, and the property is currently tenanted.

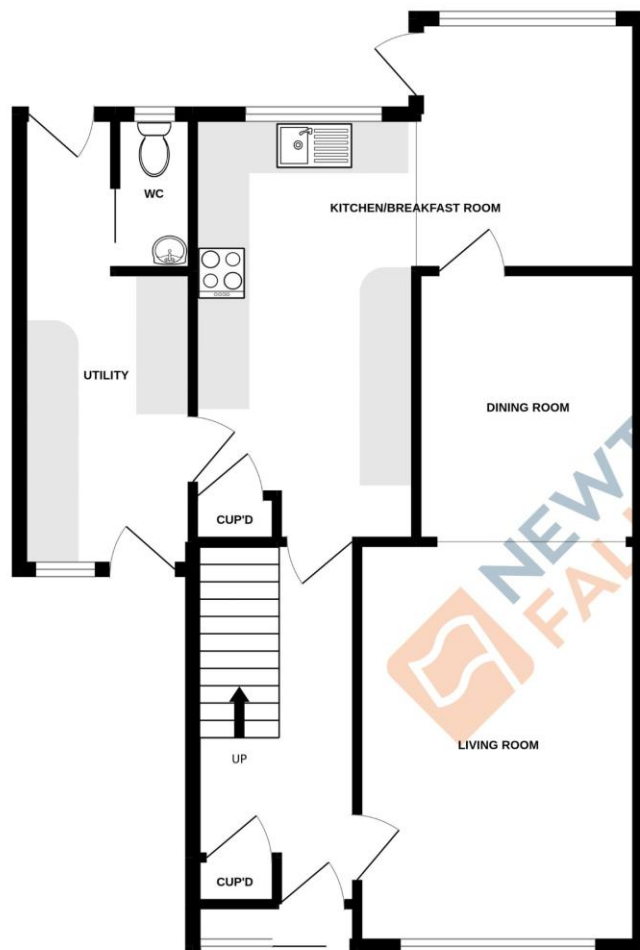




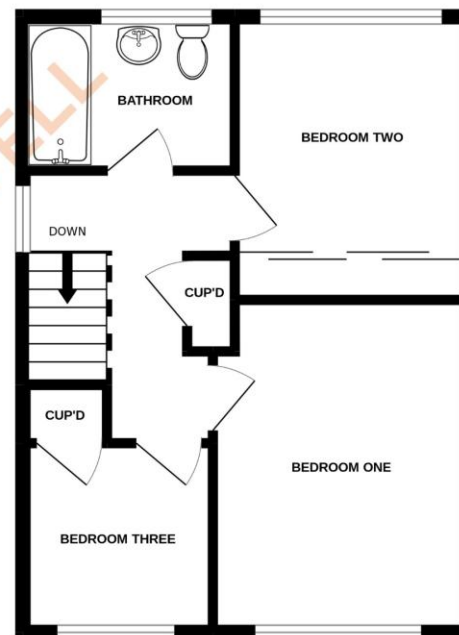




GROUND FLOOR  
694 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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 can be given as to their suitability or efficiency.



#### 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.