



Lock Mews, Stamford

 **NEWTON FALLOWELL**

3 1 1

## Key Features

- Immaculate Three Bedroom Family Home
- Ample Off Road Parking
- Walking Distance to Town Centre
- Modern Throughout
- Viewing Advised
- Council Tax Band - C
- EPC Rating B
- Freehold

Offers in excess of £340,000





Three bed terraced property, stone finish, located off Uffington Road on established new development and only a short distance from Stamford's many amenities including train station with the Peterborough main line train station close, making commuters to and from London Kings Cross as little as 50 minutes away, shops, Stamford hospital and Uffington cricket ground.

Upon entering the property you are greeted by the entrance hallway with stairs leading to the first floor, kitchen with neutral lino flooring, ample cupboard storage, integrated oven and hob, breakfast bar, with space for fridge freezer and washing machine, well-proportioned living room with uPVC patio doors and drop lighting leading into the storage cupboard. A neutral downstairs WC with basin and toilet completes the downstairs. To the first floor there are two double bedrooms and single bedroom in keeping with the neutral decor and carpeted throughout, 3-piece family bathroom with basin, toilet and bath with shower over and airing cupboard completes the upstairs.

Outside you have the private rear garden adapted and extended on from new, mainly laid to lawn and patio area with shrubs, plants and storage shed towards the rear. This property also boasts a large designated private parking for up to 4 vehicles, also removed from the main road.

Entrance hall 4.09m x 1.94m (13'5" x 6'5")

Kitchen 3.05m x 2.91m (10'0" x 9'6")

WC 1.06m x 1.92m (3'6" x 6'4")

Living room 4.66m x 5.1m (15'4" x 16'8")

Landing 2.07m x 3.79m (6'10" x 12'5")

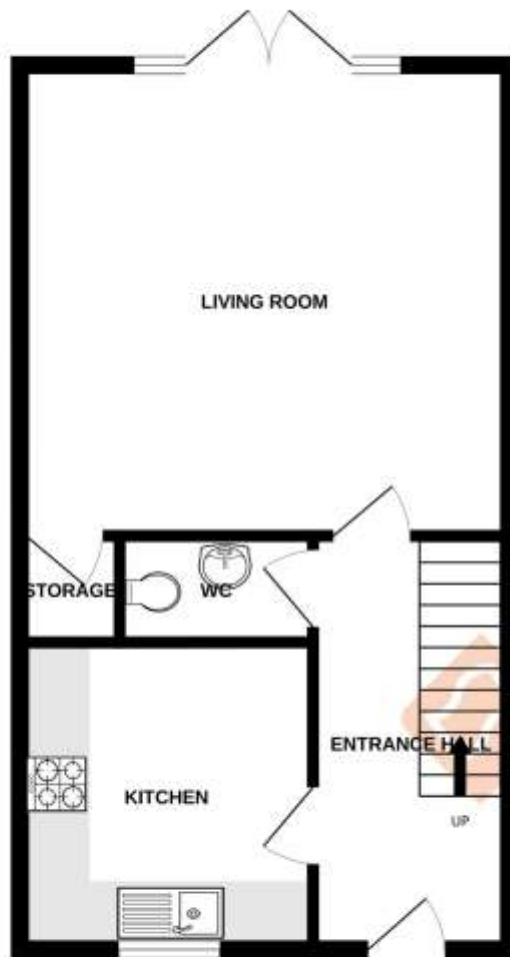
Bedroom one 2.92m x 4.55m (9'7" x 14'11")

Bedroom two 2.76m x 4.2m (9'1" x 13'10")

Bedroom three 2.88m x 2.26m (9'5" x 7'5")

Bathroom 2.05m x 1.96m (6'8" x 6'5")

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



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.