Blackfriars Street,
Stamford, Lincolnshire, PE9 2BW

NEWTONFALLOWELL

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Stamford, Lincolnshire, PE9 2BW
£1,750 PCM

Newton Fallowell are delighted to bring to the market this beautiful stone built townhouse situated in an exceptional location close to Stamford's town centre. Set over three floors and boasting a high specification kitchen, spacious lounge/dining room, downstairs w/c, master bedroom with en-suite and three further bedrooms, serviced by a family bathroom on the second floor, the property will make a fantastic family home for the successful tenant.

Entering through the front door from the street, you are initially greeted by the entrance hall with stairs leading to the first floor and separate cloakroom on the left. The kitchen is to the right and benefits from a range of modern floor and wall units and a beautiful solid wood worksurface. Completing the downstairs accommodation is the spacious lounge featuring French doors which lead out into the garden and a large under stairs storage cupboard. To the first floor the landing connects two well balanced double bedrooms, one of which is equipped with bespoke fitted wardrobes, while the other benefits from a three-piece en-suite. Continuing up the second set of stairs to the second-floor landing two further bedrooms can be found, along with the modern three piece family bathroom.

Externally, the rear of the property features a courtyard garden, mainly laid to a decked seating area to take full advantage of the south-facing aspect. Flower and shrubs border the space, with steps leading to a rear gated access. Please contact Newton Fallowell, Stamford to arrange a viewing on this wonderful property!

Entrance Hallway
13'4 x 3'4 (4.06m x 1.02m)

Kitchen
12'6 x 7'9 (3.81m x 2.36m)

Living/Dining Room
14'8 x 12'5 (max) (4.47m x 3.78m (max))

Stairway & Landing
10'2 x 6'6 (3.10m x 1.98m)

Master Bedroom
12'67 x 8'35 (3.66m x 2.44m)

En-Suite
6'6 x 6'1 (1.98m x 1.85m)

Bedroom Two
12'5 x 12'4 (3.78m x 3.76m)

Stairway & Landing
7'6 x 6'6 (2.29m x 1.98m)

Bedroom Three
14'9" x 7'2 max (inc. reduced head height)
(4.50m x 2.18m max (inc. reduced head height))

Bedroom Four
14'9" x 7'2 max (inc. reduced head height)
(4.50m x 2.18m max (inc. reduced head height))

Family Shower Room
6'1 x 8'3 (1.85m x 2.51m)

AGENTS NOTE – DRAFT PARTICULARS:

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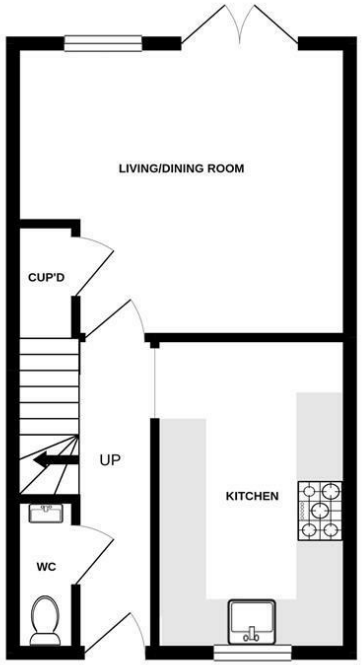
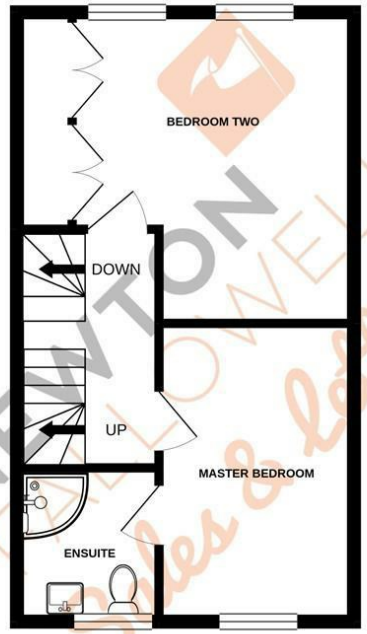
Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Falllowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, 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 £300 if you use their services.

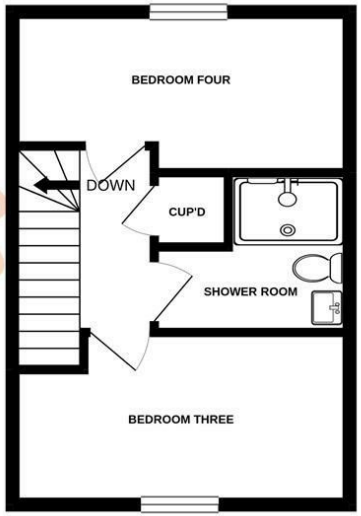
GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



2ND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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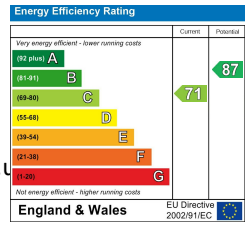
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