



Gresley Drive,

Stamford, Lincolnshire, PE9 2ZB



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£1,350 PCM

\*\*\*AVAILABLE NOW!\*\*\* Newton Fallowell are delighted to present to the market this immaculately presented three bedroom, three storey townhouse situated in the heart of Stamford, only a five minute walk from the town centre, the meadows and Burghley Park and barely a stones throw from the train station, making it ideal for those who need to commute to Peterborough or London but want the benefits of living in the beautiful town of Stamford.

This fantastic home benefits from a spacious living room, brand new fitted kitchen, three piece family bathroom, low maintenance rear garden, driveway and integral garage. The property has also just been completely re-floored and re-decorated. The property is arranged over three floors, which you first enter via the ground floor into the entrance hall with stairs leading to the first floor. The first floor landing connects the large, light living/dining room to the separate w/c and the brand new fitted kitchen which features a wealth of units, worktops and some integrated appliances. To the second and final floor, the landing connects all three bedrooms with the family bathroom. Bedroom one is an excellently sized double and benefits from large integrated wardrobes, whilst the second bedroom is a small double and the third a single/home office, providing extremely flexible living/working accommodation.

Externally, a block paved driveway for two vehicles sits to the front of the property and abuts the integrated single garage, providing ample space, either for a car or for extra storage. To the side of the property, a passageway leads through to the gated entrance into the south west facing rear garden, which is mainly laid to low maintenance patio, with mature borders. A door also leads back into the garage. Contact Newton Fallowell, Stamford, to arrange your viewing!



### Entrance Hall

13'10 x 2'10 (4.22m x 0.86m)

### Landing

15'11 x 5'11 (4.85m x 1.80m)

### Kitchen

10'3 x 6'5 (3.12m x 1.96m)

### W/C

6'5 x 2'10 (1.96m x 0.86m)

### Living Room

19'9 x 13'9 (6.02m x 4.19m)

### 2nd Landing

16'10 x 5'10 (5.13m x 1.78m)

### Bedroom One

13'1 x 9'9 (including wardrobes) (3.99m x 2.97m (including wardrobes))

### Bedroom Two

13'9 x 6'3 (4.19m x 1.91m)

### Bedroom Three

7'9 x 6'5 (2.36m x 1.96m)

### Bathroom

6'5 x 5'7 (1.96m x 1.70m)

### Garage

15'11 x 8'9 (4.85m x 2.67m)

### Pets

The Landlord of this Property will not consider applicants with Pets

### Council Tax

The Property is a Council Tax Band E, payable to South Kesteven District Council

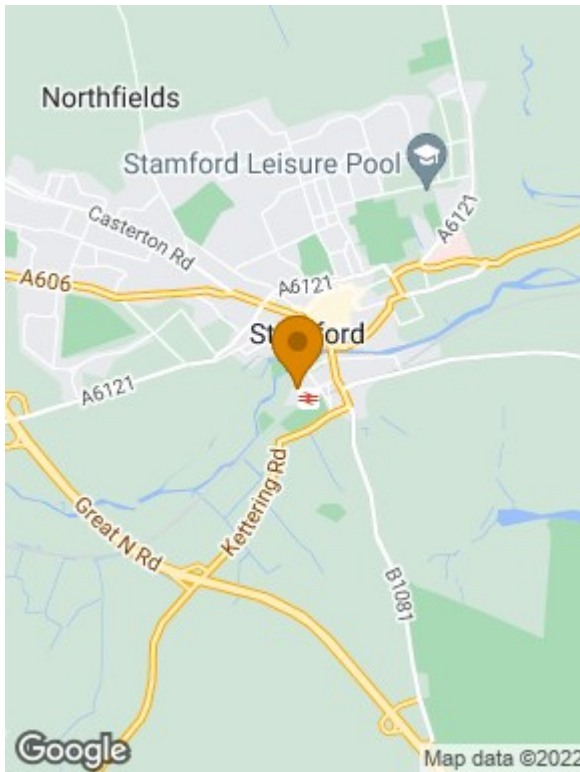


**AGENTS NOTE – DRAFT PARTICULARS:**

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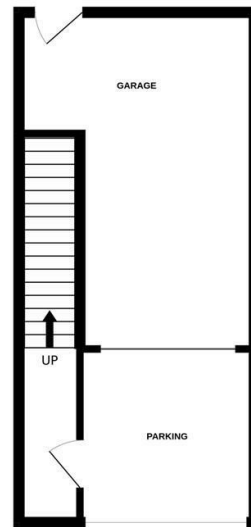
Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell 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.



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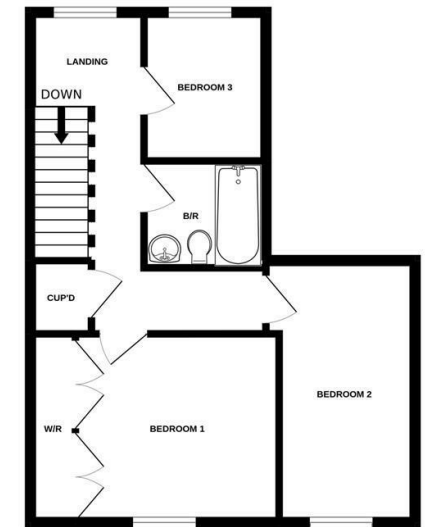
**GROUND FLOOR**  
330 sq.ft. (30.7 sq.m.) approx.



**1ST FLOOR**  
425 sq.ft. (39.5 sq.m.) approx.



**2ND FLOOR**  
438 sq.ft. (40.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1193 sq.ft. (110.8 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

