



**Langton Walk,
Stamford, PE9 2WF**

 **NEWTON
FALLOWELL**

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Stamford, PE9 2WF
£1,600 PCM**

**** AVAILABLE MID SEPTEMBER ****

Situated on the highly regarded Taylor Wimpey development off Empingham Road, and on the extremely desirable Langton Walk, with its views over open countryside, is this very well presented FOUR BEDROOM end-town house with enclosed gardens and garage, offering spacious, comfortable family accommodation and easy access to both the A1 and Stamford's wide range of amenities and schools.

The property is arranged over three floors and, in short, features a spacious hallway with tiled flooring, a ground floor WC, a fitted kitchen with a range of integrated appliances and a living/dining room with French doors leading out to the rear garden. To the first floor there are two bedrooms (one could be used as a formal sitting room) and a family bathroom, whilst to the second floor are two further double bedrooms, one of which is the principle bedroom with an en-suite shower room, and further separate 3 piece shower room.

Externally, the property has a wonderful outlook, with views over a pleasantly landscaped open area to the front and enclosed lawned gardens to the rear. Also to the rear is a single garage and parking space. Please contact Newton Fallowell, Stamford for more information and to arrange a viewing!



Entrance Hallway
16 x 6'9 (4.88m x 2.06m)

Ground Floor WC
6 x 3'5 (1.83m x 1.04m)

Kitchen Breakfast Room
11'2 x 10'1 (3.40m x 3.07m)

Lounge
15'6 x 12'1 (4.72m x 3.68m)

First Floor Landing
15'11 x 6'10 (4.85m x 2.08m)

Bedroom / Sitting Room
15'6 x 11'2 (4.72m x 3.40m)

Family Bathroom
8'5 x 6'4 (2.57m x 1.93m)

Bedroom Four
9'5 x 8'5 (2.87m x 2.57m)

Second Floor Landing
7'5 x 6'7 (2.26m x 2.01m)

Bedroom Two
12'4 x 11'2 (3.76m x 3.40m)

Ensuite Shower Room
11'1 2'11 (3.38m 0.89m)

Bedroom One
15'6 x 9'1 (4.72m x 2.77m)

Separate Shower Room
7'9 x 6'7 (2.36m x 2.01m)

Outside

The property is best approached from the rear where driveway parking for one car meets the single garage with electric up & over door and power and lighting connected. To the rear of the garage is a shared gated access leading to both the rear personnel door to the garage and the rear garden which is mainly laid to lawn with patio and fully enclosed. To the front there is a small landscaped garden with lovely open aspects.

Pets

The Landlord of this property may consider applicants with a small pet.

Council Tax

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



COUNCIL TAX INFORMATION:

Local Authority: SKDC

Council Tax Band: C

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.

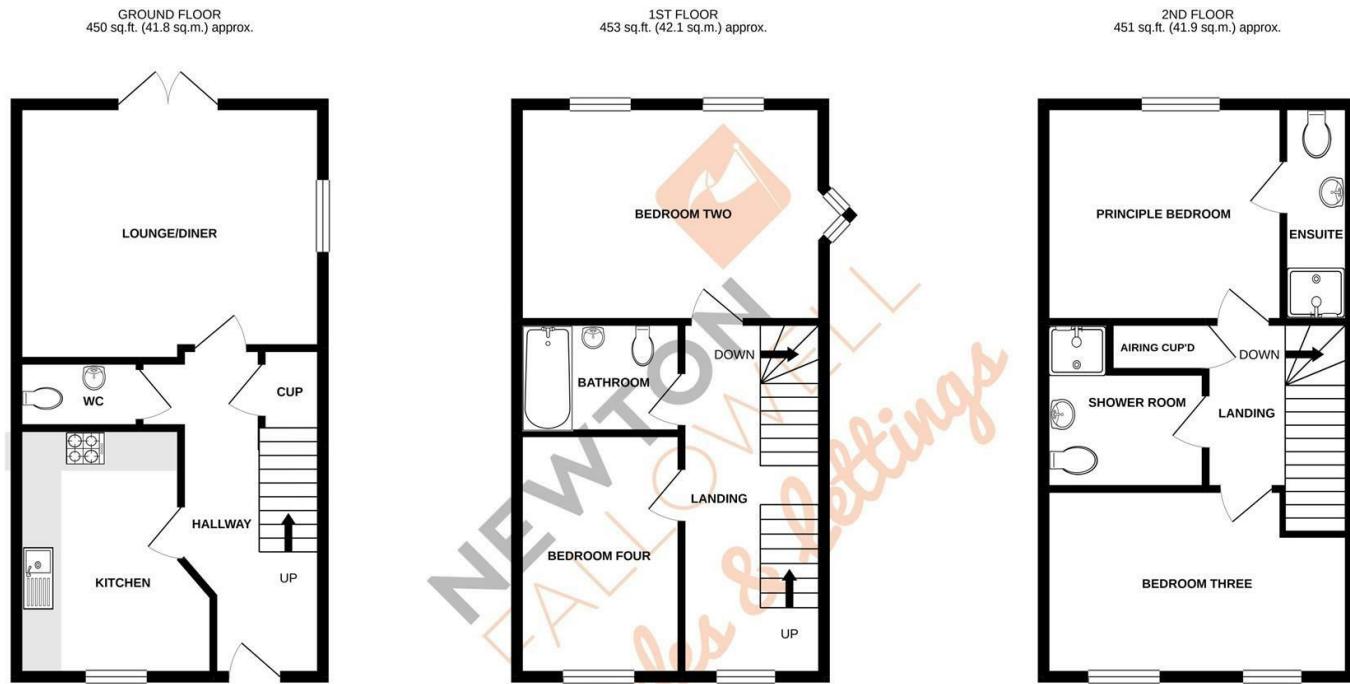
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TOTAL FLOOR AREA : 1354 sq.ft. (125.8 sq.m.) approx.

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+)	A	94
(81-91)	B	84
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		EU Directive 2002/91/EC