



NEWTON
FALLOWELL

Eight Acres,
Stamford, Lincolnshire, PE9 2PX

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Newton Fallowell are delighted to bring to the market this very well presented TWO BEDROOM terraced home positioned in a popular location only a stones throw from the popular St Gilbert's School and within walking distance of Stamford's historic town centre and its abundant local amenities. Offering a generous living room, a modern kitchen, a separate study/breakfast room and well-maintained enclosed rear garden, the property will make a fantastic home for the successful applicant.

The property underwent a refurbishment programme in 2020, including a new combi boiler, newly fitted kitchen and new flooring throughout. Crossing the neat and tidy front garden, entry to the property is first made into the entrance hall, with stairs immediately to the first floor. To the left, a door leads through to the light and airy living room, in turn leading to the modern and spacious fitted kitchen. Featuring modern gloss wall and base units, integrated electric oven and hob and space for freestanding washing machine, as well as a separate utility room area, the kitchen provides ample space for family life. To the rear of the kitchen lies a further room which could be suited to a number of uses such as a study or separate breakfast room. A door from this room leads out into the rear garden. Up on the first floor, the landing connects the three piece bathroom to the two well balanced double bedrooms, the master of which benefits from a built in storage cupboard.

Externally, the property is located on a pedestrianised street off Foundry Road, with on-street parking available close by. The front garden is predominantly laid to lawn, whilst the much larger enclosed rear garden is also predominantly laid to lawn, with mature borders and some paving. The property is available in mid October for a long term tenancy with a NIL DEPOSIT OPTION. Contact Newton Fallowell, Stamford to arrange your viewing!

Please note: these photographs were taken in 2020.



Entrance Hall

4'2 x 3'6 (1.27m x 1.07m)

Lounge

14'10 x 10'8 (4.52m x 3.25m)

Kitchen

13'11 x 6'8 (inc pantry) (4.24m x 2.03m (inc pantry))

Breakfast Room/Study

7'10 x 5'2 (2.39m x 1.57m)

Landing

5'10 x 2'11 (1.78m x 0.89m)

Bedroom One

12'4" x 10'9" (exc. recess) (3.76m x 3.30m (exc. recess))

Bedroom Two

9'2 x 7'5 (2.79m x 2.26m)

Bathroom

6'3 x 5'5 (1.91m x 1.65m)

Pets

The Landlord of this Property may consider applicants with Pets

Council Tax

The Property is a Council Tax Band B, payable to South Kesteven DC



COUNCIL TAX INFORMATION:

Local Authority: SKDC

Council Tax Band: B

AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

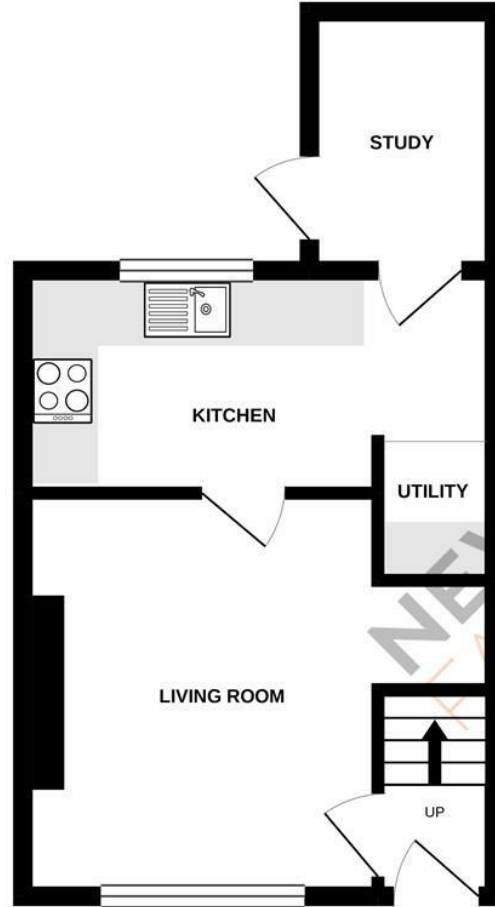
ANTI-MONEY LAUNDERING REGULATIONS:

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. We can refer you on to 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
306 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.3 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) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	