



**Warrenne Keep,**  
Stamford, Lincolnshire, PE9 2NX



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£1,375 PCM**

Newton Fallowell are delighted to offer to the rental market this immaculately presented, extended TWO/THREE BEDROOM, part-furnished end townhouse. Situated in a prime location of Stamford, minutes walk from both the bustling Town Centre and the Train Station and with the added benefit of an ALLOCATED PARKING SPACE, this property presents extremely flexible and stylish accommodation in a superb location.

Arranged over three floors, the property is initially entered into the middle of the three floors into the entrance hall, which connects the living room with the third bedroom, which would be perfect as a home office. The living room offers great space and an abundance of natural light, and is tastefully furnished. To the first floor, the landing connects two well-balanced double bedrooms. Bedroom Two benefits from its own built in wardrobe, and both have use of a three piece shower room. The real showpiece of the property however is the exceptional open plan and extended kitchen diner on the lower ground floor. Fitted with a full complement of Häcker units and Silestone worktops, as well as a variety of integrated appliances including twin ovens, gas hob and fridge freezer, this really is the entertaining kitchen dreams are made of. This is only improved further by the dining area, with electric sky light and bi folding doors which open out onto the patio and the garden beyond. Completing this floor is the separate utility room and three piece fitted bathroom.

Outside to the front, inset steps lead to the front door with a separate storage cupboard on the left. The rear garden is south facing and fully enclosed, featuring patio seating area and lawn. Secure gated access from the rear garden leads to one side and out to the private parking area. Overall, the property is part furnished with tasteful, modern furniture. This property really needs to be seen to be appreciated; contact Newton Fallowell, Stamford to arrange your internal viewing!



#### Entrance Hall

7'11 x 5'3 (2.41m x 1.60m)

#### Study/Bedroom Three

10 x 6'6 (3.05m x 1.98m)

#### Living Room

14'1 x 12'3 (4.29m x 3.73m)

#### Stairs Down to Lower Ground Floor

#### Kitchen/Diner

23'10 x 12'3 narrowing to 11'7 (7.26m x 3.73m  
narrowing to 3.53m)

#### Utility Room

9'5 x 6'8 (2.87m x 2.03m)

#### Bathroom

7'5 x 4'6 (2.26m x 1.37m)

#### Stairs Up to First Floor

#### Landing

5'10 x 4'10 (1.78m x 1.47m)

#### Bedroom One

12'2 x 9'4 (3.71m x 2.84m)

#### Bedroom Two

9'9 x 9'5 (2.97m x 2.87m)

#### Shower Room

5'7 x 4'10 (1.70m x 1.47m)

#### Council Tax

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

#### Pets

The Landlord of this Property will not consider applicants with Pets

#### Energy Efficiency

The property is an EPC Band C. It benefits from Double Glazing and Gas Fired Central Heating

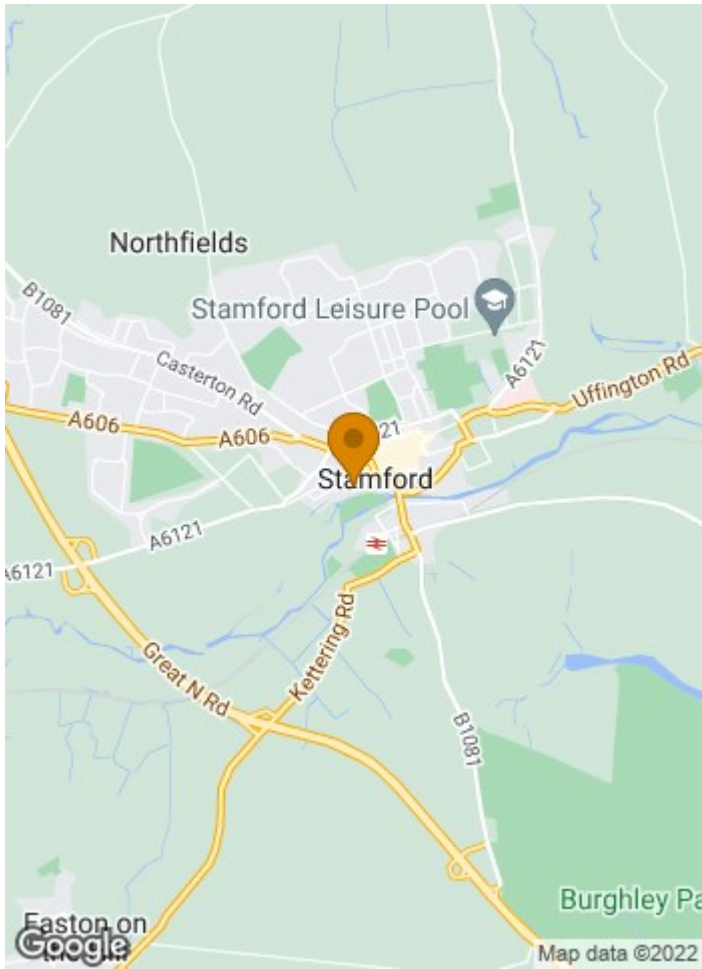
#### Furnishing

The property is presented in a part furnished state, which generally means that large items of furniture (beds, sofas, tables, chairs) are included, but consumable items (cutlery and crockery, towels, bed linen etc) are not included. Please contact us for further information.

#### Tenancy Term

The tenancy term can be flexible however it would be anticipated that the initial fixed term would be 6 months.






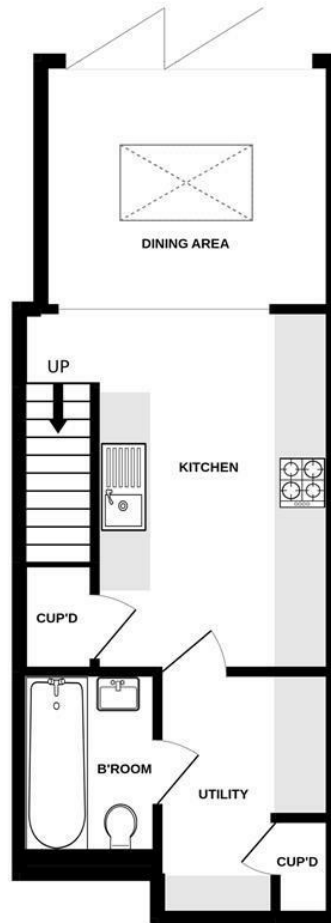




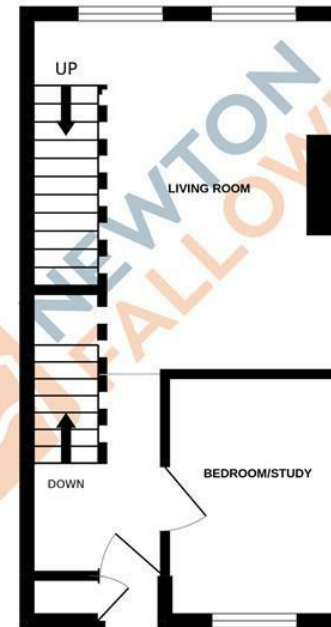
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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	

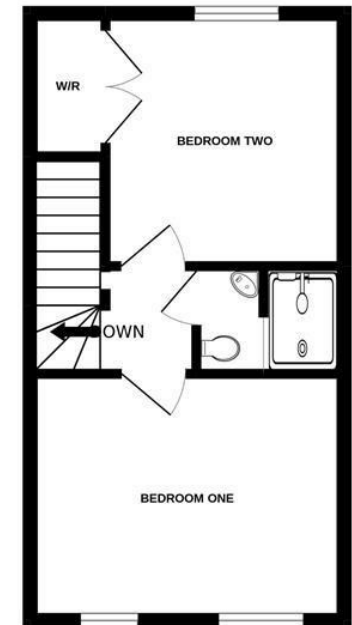
LOWER GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



GROUND FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



### 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. 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

TOTAL FLOOR AREA : 963 sq.ft. (89.4 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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