



**NEWTON**  
FALLOWELL

**Empingham Road,**  
Stamford, Lincolnshire, PE9 2RJ

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Stamford, Lincolnshire, PE9 2RJ  
£335,000 - Freehold**

Situated in a prime location of Stamford only ten-minute walk to the town centre is this lovely three-bedroom semidetached. The property benefits from off road parking, single garage, spacious living room, extended kitchen diner, modern bathroom, three well balanced bedrooms and a south facing garden.

The property is arranged over two floors. Downstairs comprises of the light and airy living room with modern sash windows, extended kitchen diner with a wealth of units and the three-piece modern bathroom with rainfall shower overhead. To the first floor, the landing connects three well balanced bedrooms and a separate w/c.

Outside a shared driveway leads to your off-road parking to the rear of the property and access to the detached single garage. The rear garden features a south facing aspect, a patio seating area, decking area and lawn.



**Living Room**

19'4 x 15'9 narrowing 11'11 (5.89m x 4.80m  
narrowing 3.63m)

**Kitchen**

11'9 x 9'8 (3.58m x 2.95m)

**Dining Area**

12'11 x 7'11 (3.94m x 2.41m)

**Bathroom**

8'4 x 5'11 (2.54m x 1.80m)

**Landing**

11'5 x 6'11 narrowing 5'11 (3.48m x 2.11m  
narrowing 1.80m)

**Bedroom One**

12 x 11'11 (3.66m x 3.63m)

**Bedroom Two**

13 narrowing 9'9 x 8 (3.96m narrowing 2.97m x  
2.44m)

**Bedroom Three**

8'6 x 7 (2.59m x 2.13m)

**W/C**

4'7 x 2'9 (1.40m x 0.84m)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs (92-100) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>	
(85-91) <b>B</b>		(85-91) <b>B</b>	
(69-84) <b>C</b>		(69-84) <b>C</b>	
(54-68) <b>D</b>		(54-68) <b>D</b>	
(39-53) <b>E</b>		(39-53) <b>E</b>	
(24-38) <b>F</b>		(24-38) <b>F</b>	
(9-23) <b>G</b>		(9-23) <b>G</b>	
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

**AGENTS NOTE – DRAFT PARTICULARS:**

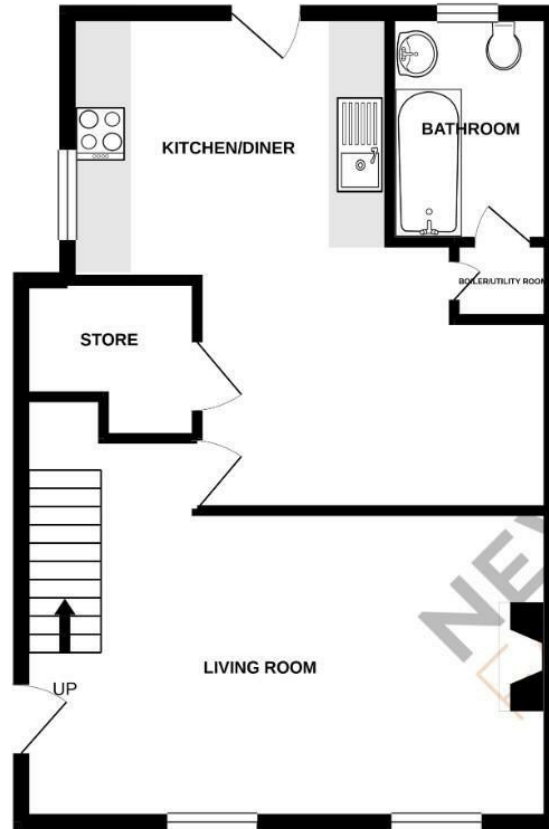
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**GROUND FLOOR**  
547 sq.ft. (50.8 sq.m.) approx.



**1ST FLOOR**  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.3 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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