



Airedale Road,  
Stamford, Lincolnshire, PE9 1DJ

 **NEWTON  
FALLOWELL**

Airedale Road,  
Stamford, Lincolnshire, PE9 1DJ  
£295,000 Freehold

**\*SOLD PRIOR TO MARKETING\***Stunning extended three-bedroom semidetached property tastefully renovated throughout, situated in a quiet Cul de sac location of Stamford and boasting; extended dining room and utility/cloakroom, modern bespoke fitted kitchen, four-piece bathroom, landscaped rear garden and a driveway with ample parking.

The property is arranged over two floors, initially greeted via a spacious entrance hall with stairs leading to the first floor. The entrance hall connects the living room, kitchen, dining room and the utility/cloakroom. The kitchen breakfast room features an array of modern units with breakfast bar, plus an integrated fridge/freezer and cooker. The light and airy living room offers ample living space. The dining room offers versatile living and has a lovely bi folding door leading out onto the garden. To the first floor, the landing connects two well balanced double bedrooms both with storage cupboards built in, a further large single bedroom and a beautiful four-piece bathroom fully tiled with separate walk-in shower.

Outside to the front, is a block paved driveway offers off road parking for up to three vehicles. The rear garden has been landscaped featuring a patio seating area and lawn all enclosed.



**Entrance Hall**

15'4 x 5'8 (4.67m x 1.73m)

**Utility/Cloakroom**

6'7 x 4'10 (2.01m x 1.47m)

**Dining Room**

8'9 x 7'5 (2.67m x 2.26m)

**Living Room**

14 x 10'11 (4.27m x 3.33m)

**Kitchen Breakfast room**

10'11 x 9'10 (3.33m x 3.00m)

**Landing**

14'11 n 10'11 x 5'8 (4.55m n 3.33m x 1.73m)

**Bedroom One**

14 x 10'11 (4.27m x 3.33m)

**Bedroom Two**

10'11 x 10'5 (3.33m x 3.18m)

**Bedroom Three**

8'10 x 7'11 (2.69m x 2.41m)

**Bathroom**

8'8 n 5'4 x 6'2 (2.64m n 1.63m x 1.88m)

**Utility/Cloakroom**

6'7 x 4'10 (2.01m x 1.47m)



- Fully renovated & extended Three bedroom semi detached
- Landscaped rear garden
- Block paved driveway
- Four piece bathroom fully tiled
- Beautiful bespoke fitted kitchen
- Light & airy living room
- EPC rating - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	42	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR  
460 sq.ft. (42.8 sq.m.) approx.



#### AGENTS NOTE – DRAFT PARTICULARS:

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TOTAL FLOOR AREA: 921 sq.ft. (85.6 sq.m.) approx.

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