



Foundry Road,
Stamford, Lincolnshire, PE9 2PY

 **NEWTON
FALLOWELL**

Foundry Road,
Stamford, Lincolnshire, PE9 2PY
£230,000 Freehold

Three bedroom mid-terraced property situated in a prime location of Stamford, within walking distance to the town centre. The property boasts a light & airy living room, spacious modern kitchen/diner, two piece bathroom with a separate WC, three double bedrooms and a generous rear garden.

The property is arranged over two floors, entering through the spacious entrance hall with stairs leading up to the first floor. The entrance hall connects the large living room with an abundance of natural light and the open plan kitchen/diner with an array of units and French doors leading to the garden. To the first floor, the landing connects three well balanced double bedrooms, a modern two piece bathroom and a separate WC.

Outside to the front an inset footpath leading to the front door accompanied by a low maintenance garden. The rear garden features a lawn, two patios and a handy outbuilding offering ample storage.



Entrance Hall

12'11 x 6'2 (3.94m x 1.88m)

Living Room

13'7 x 11'6 (4.14m x 3.51m)

Kitchen Diner

18'1 x 10'8 (5.51m x 3.25m)

Landing

9'1 x 6'3 (2.77m x 1.91m)

Bedroom One

14'10 x 11'6 narrowing to 9'6 (4.52m x 3.51m narrowing to 2.90m)

Bedroom Two

11'6 narrowing to 9'10 x 9'8 (3.51m narrowing to 3.00m x 2.95m)

Bedroom Three

9'7 x 8'4 (2.92m x 2.54m)

Bathroom

5'5 x 5'1 (1.65m x 1.55m)

WC

5'5 x 2'6 (1.65m x 0.76m)



COUNCIL TAX INFORMATION:

Local Authority: South Kesteven CC

Council Tax Band: B

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.

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.



Newton Fallowell

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GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 880 sq.ft. (81.8 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		
(B2 plus) A		88
(B1-91) B		
(B9-80) C		
(D9-68) D		
(D9-54) E		
(D1-36) F		
(D-26) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		