



**NEWTON**  
FALLOWELL

**Drift Avenue,**  
Stamford, Lincolnshire, PE9 1UY

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**Drift Avenue,  
Stamford, Lincolnshire, PE9 1UY  
£250,000 Freehold**

Well presented three bedroom semi-detached home, situated in a prime location of Stamford within walking distance of the town centre. The property boasts two reception rooms, modern kitchen with separate utility, enclosed rear garden, single garage and driveway for two vehicles.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor. The entrance hall offers great flow downstairs connecting the living room, dining room and kitchen. The living room is light and airy, thanks to the bay window. The dining room offers a versatile living space with views out to the garden. The kitchen hosts an array of units and access to the separate utility area and single garage. To the first floor, the landing connects two well balanced double bedrooms, a further single bedroom and the three piece family bathroom.

Outside to the front is a gravelled driveway offering off road parking for two vehicles and access to the single garage. The rear garden is fully enclosed and features a patio seating area and lawn.





**Entrance Hall**

14 x 6'5 narrowing to 5'7 (4.27m x 1.96m  
narrowing to 1.70m)

**Living Room**

12'11 x 10'7 (3.94m x 3.23m)

**Dining Room**

10'7 x 10'7 (3.23m x 3.23m)

**Kitchen**

14'7 x 6'10 (4.45m x 2.08m)

**Pantry**

7'7 x 4 (2.31m x 1.22m)

**Garage**

13'2 x 7'9 (4.01m x 2.36m)

**Landing**

7'11 x 7 narrowing to 6'5 (2.41m x 2.13m  
narrowing to 1.96m)

**Bedroom One**

13 x 10'2 (3.96m x 3.10m)

**Bedroom Two**

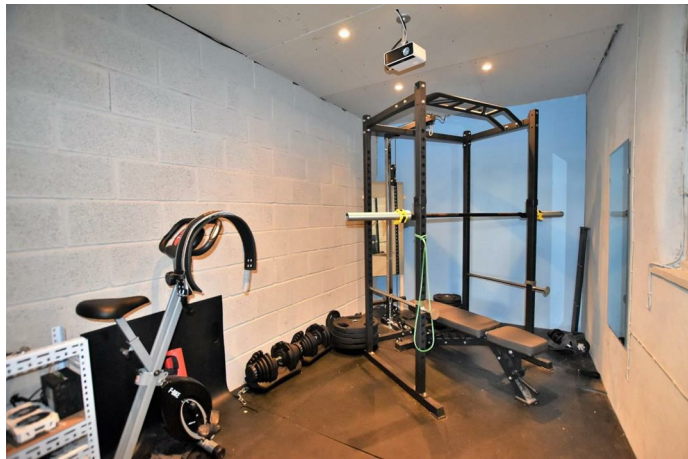
10'7 x 10'7 (3.23m x 3.23m)

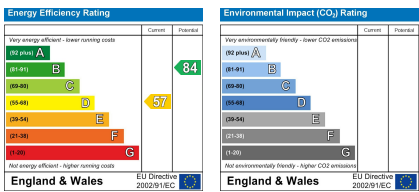
**Bedroom Three**

7 x 6'11 (2.13m x 2.11m)

**Bathroom**

6'5 x 5'11 (1.96m x 1.80m)





**AGENTS NOTE – DRAFT PARTICULARS:**

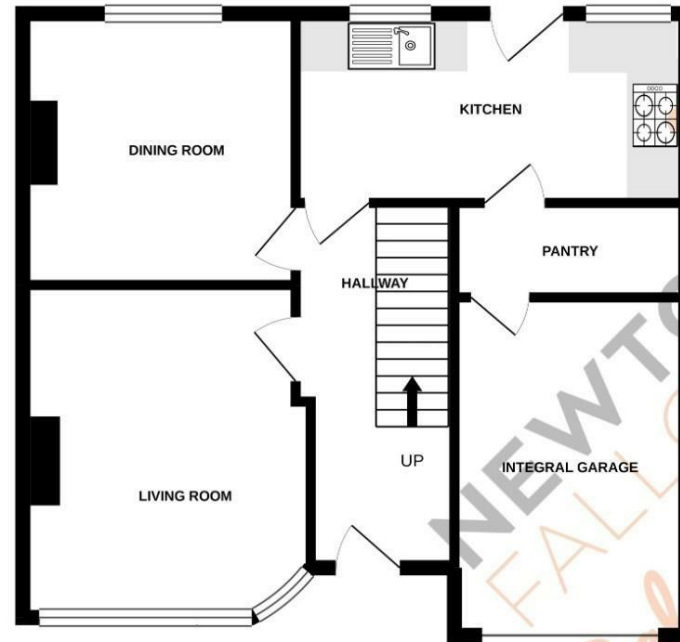
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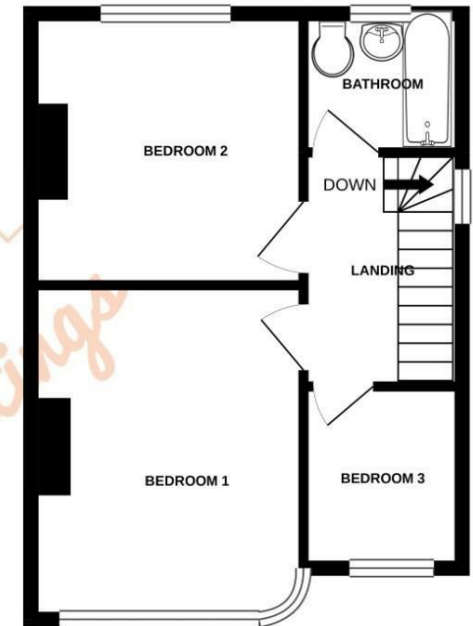
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**GROUND FLOOR**  
591 sq.ft. (54.9 sq.m.) approx.



**1ST FLOOR**  
373 sq.ft. (34.6 sq.m.) approx.



**TOTAL FLOOR AREA : 963 sq.ft. (89.5 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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