



NEWTON
FALLOWELL

Caithness Road,
Stamford, Lincolnshire, PE9 2TP

NEWTONFALLOWELL 

**Caithness Road,
Stamford, Lincolnshire, PE9 2TP
£285,000 Freehold**

NO ONWARD CHAIN Beautifully presented extended three-bedroom semi-detached property situated in a prime location of Stamford, close to the popular primary school of Malcolm Sargent and easy access to the A1. The property boasts a single storey extension to the rear, light and airy living room, modern kitchen and bathroom, enclosed rear garden, ample off road parking and a single garage.

The property is arranged over two floors, initially being greeted by a spacious porch, leading into the entrance hall with stairs leading to the first floor. A doorway from the entrance hall enters the large living room with handy storage cupboard under the stairs. An opening from the living room leads into the separate dining room and kitchen which features an array of modern units. Completing downstairs is the extended rear hallway and study offering versatility.

To the first floor, the landing connects the three well balanced double bedrooms, two of which benefiting from built in wardrobes and the three-piece modern bathroom.

Outside to the front is a gravelled driveway, creating parking for at least two vehicles, accompanied by a shrub frontage and a side gate leading to the single garage. The rear of the property is mainly laid to lawn, with a patio seating area and a border.



Porch

5'7 x 5'3 (1.70m x 1.60m)

Entrance Hall

5'4 x 2'9 (1.63m x 0.84m)

Living Room

13'10 x 13'10 (4.22m x 4.22m)

Dining Room

8'5 x 7 (2.57m x 2.13m)

Kitchen

9'9 x 8'5 (2.97m x 2.57m)

Rear Hall

6'6 x 5'8 (1.98m x 1.73m)

Study

9'6 x 5'8 (2.90m x 1.73m)

Landing

9'1 x 5'11 (2.77m x 1.80m)

Bedroom One

11'11 x 10'11 narrowing to 8'10 (3.63m x 3.33m
narrowing to 2.69m)

Bedroom Two

8'7 x 11 (2.62m x 3.35m)

Bedroom Three

8 x 7'5 (2.44m x 2.26m)

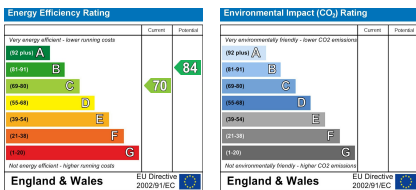
Bathroom

7'2 x 5'6 (2.18m x 1.68m)

Garage

17'9 x 8'2 (5.41m x 2.49m)





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.



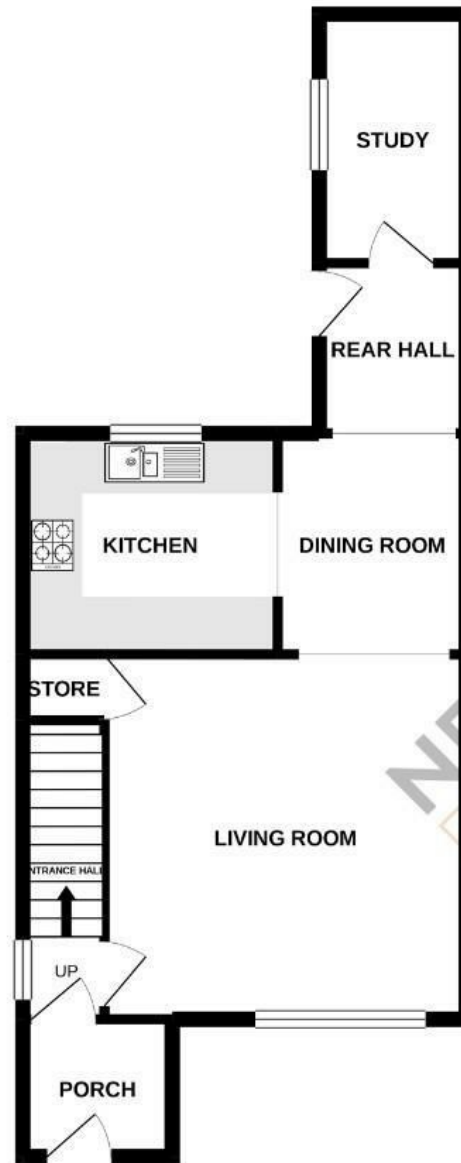
**NEWTON
FALLOWELL**

t: 01780 754530

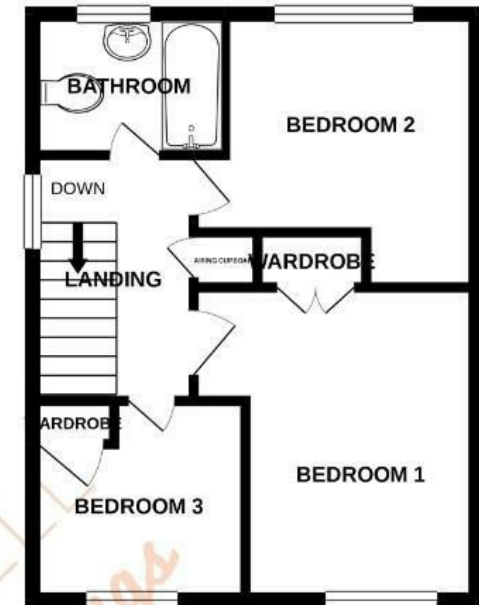
e: stamford@newtonfallowell.co.uk

www.newtonfallowell.co.uk

GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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.
Made with Metropix ©2021.