



Bain Close,
Stamford, PE9 1SE

NEWTONFALLOWELL 

**Bain Close,
Stamford, PE9 1SE
£235,000 Freehold**

Lovely three bedroom semidetached home situated on a quiet cul de sac in Stamford, close to popular schools, local amenities and easy access routes. The property boasts ample off road parking, large corner plot garden with great scope for extending (subject to planning), spacious conservatory, two further reception rooms and a modern bathroom.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor. To one side of the property is the large living room tastefully decorated and has a feature fireplace. To the other side of the entrance hall you enter the kitchen with a wealth of units and access into the separate dining room. Completing downstairs is the spacious conservatory with a new fibreglass roof and lovely patio doors opening out onto the patio. To the first floor, the landing connects two well balanced double bedrooms, a further single bedroom and a three piece modern bathroom fully tiled.

Outside to the front is a block paved driveway creating ample off road parking for at least four vehicles. A passageway to the side of the property creates access to the rear garden, a separate garden w/c and a storage room. The rear garden is fully enclosed and a pleasant sun trap featuring a patio seating area, a further gravelled seating area, vast lawn and a play area big enough for a trampoline.



Entrance Hall

8 x 5'10 (2.44m x 1.78m)

Living Room

13'5 x 11'5 (4.09m x 3.48m)

Kitchen

13'1 x 8'3 (3.99m x 2.51m)

Dining Room

11 x 9'5 (3.35m x 2.87m)

Conservatory

15'5 x 11'2 (4.70m x 3.40m)

Landing

10'4 x 2'11 (3.15m x 0.89m)

Master Bedroom

12'4 x 12 (3.76m x 3.66m)

Bedroom Two

12 x 9'5 (3.66m x 2.87m)

Bedroom Three

12'3 x 7'6 (3.73m x 2.29m)

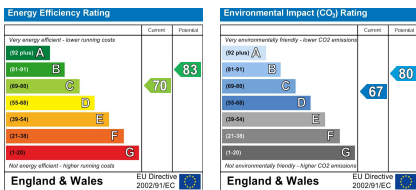
Bathroom

7'4 x 5'3 (2.24m x 1.60m)

Outside

To the front a block paved driveway for four vehicles. The rear garden is fully enclosed featuring a patio, gravelled seating area, play area and vast lawn.



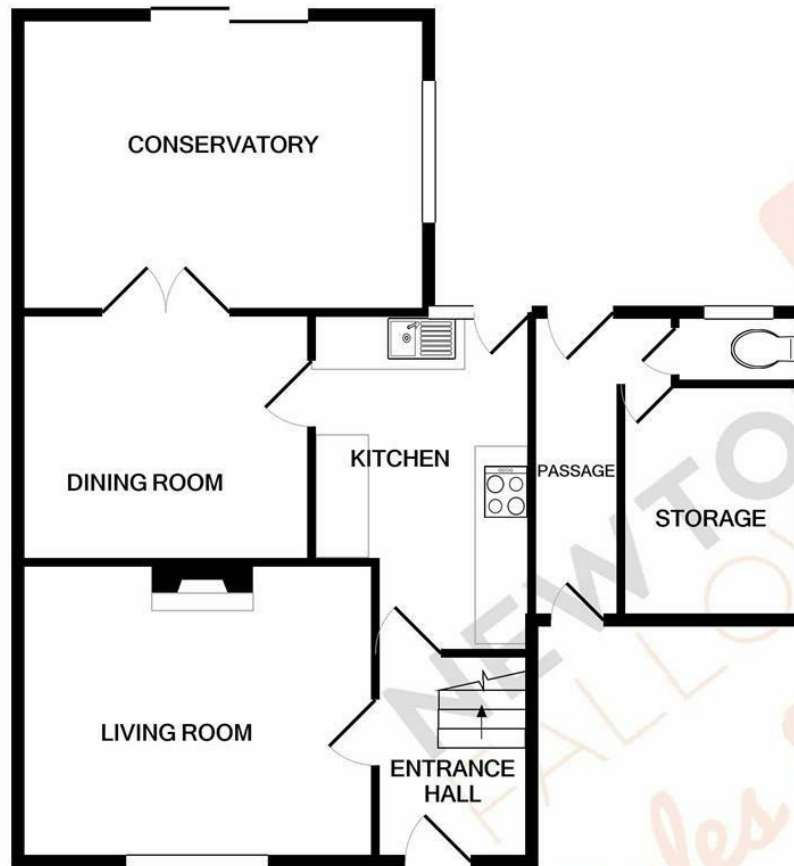


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GROUND FLOOR
APPROX. FLOOR
AREA 687 SQ.FT.
(63.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1091 SQ.FT. (101.4 SQ.M.)

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