



**Redcot Gardens,**  
Stamford, Lincolnshire, PE9 1DL

**NEWTON**FALLOWELL 

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Stamford, Lincolnshire, PE9 1DL  
£210,000 Freehold**

Beautifully renovated two-bedroom end of terrace home in an ideal location of Stamford only a 10-minute walk to the town centre. The property boasts a modern kitchen with integrated appliances, modern four-piece bathroom, spacious living room, generous rear garden and a single garage en bloc.

The property is arranged over two floors, entering via the entrance hall which internally leads into the light and airy living room with a lovely feature fireplace in the centre. Completing downstairs is the modern kitchen featuring an array of shaker style units, integrated appliances, granite worktops and karndean flooring. To the first floor, the landing connects a double bedroom with built in wardrobe, a further large single bedroom and a modern four-piece bathroom with separate walk in shower.

Outside to the front an inset footpath leads to the front door accompanied by a lawn garden and shrubbery border. Gated access to the side of the property leads to the enclosed and private rear garden which features two patio seating areas and lawn. There is a single garage with up and over door en bloc at the end of the road.



**Entrance hall**

3'7 x 3'1 (1.09m x 0.94m)

**Living room**

13'9 x 13'6 (4.19m x 4.11m)

**Kitchen**

13'9 x 7'8 (4.19m x 2.34m)

**Landing**

6'1 x 2'10 (1.85m x 0.86m)

**Master bedroom**

10'5 x 9'6 (3.18m x 2.90m)

**Bedroom two**

12 x 7'3 (3.66m x 2.21m)

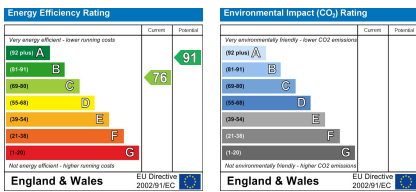
**Bathroom**

8'9 x 6'1 (2.67m x 1.85m)

**Garage**

16'7 x 8'7 (5.05m x 2.62m)





GROUND FLOOR  
306 sq.ft. (28.4 sq.m.) approx.

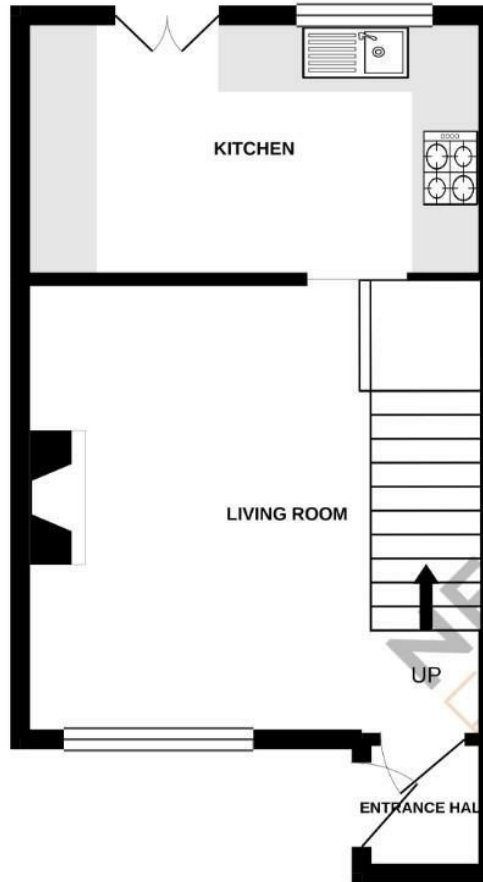
1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.

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TOTAL FLOOR AREA : 603 sq.ft. (56.0 sq.m.) approx.

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