



Winterton Close,
Stamford, Lincolnshire, PE9 1FE

NEWTONFALLOWELL 

**Winterton Close,
Stamford, Lincolnshire, PE9 1FE
£2,350 PCM**

*****AVAILABLE WITH NIL DEPOSIT***** Located in a popular family area close to Stamford town centre is this immaculately presented FIVE BEDROOM detached property offered with TWO EN-SUITES, a kitchen breakfast room, lounge, separate dining room, conservatory, rear garden, double garage and parking for four vehicles.

The property comprises; an entrance hall with stairs rising to the first floor landing, a front to back lounge with feature fireplace double glazed window to front elevation and double doors leading out to the conservatory, a separate dining room with ample space for a family sized dining table and chairs and two double glazed windows providing plenty of natural light, a downstairs study ideal for working from home, a downstairs WC, a modern fitted kitchen breakfast room with a range of integrated appliances and double doors lead out to the conservatory. Located just off the kitchen is a useful utility room with sink and drainer and space for washing machine and tumble dryer. A great addition to the downstairs layout and really finishing off the living space perfectly is a full width conservatory suitable for all seasons with under floor heating for winter and bi-folding doors for summer creating the indoor outdoor living we all desire. To the first floor are three of the five double bedrooms with an en suite shower room to the master bedroom and two double fitted wardrobes and a modern four piece family bathroom with separate shower cubicle. To the second floor are two further double bedrooms with a second en suite shower room to bedroom two and two double wardrobes.

Outside the property is approached via a shared block paved driveway sheltered behind iron railings making it a safe area for children to play leading to a detached double garage with further parking for 4 vehicles. Gated pedestrian access leads to the low maintenance enclosed south west facing rear garden with a raised decked seating area to the lower end of the garden.



Entrance Hall

10'10" x 0'0" (3.30 x 0.00)

Study

6'2" x 10'4" (1.88 x 3.15)

Living Room

11'5" x 20'4" (3.48 x 6.20)

Dining Room

11'4" x 9'10" (3.45 x 3.00)

Kitchen Breakfast Room

11'3" x 12'9" (3.43 x 3.89)

Utility Room

5'6" x 6'10" (1.68 x 2.08)

Conservatory

8'6" x 21'9" (2.59 x 6.63)

First Floor Landing

10'6" x 13'3" (3.20 x 4.04)

Bedroom One

11'2" x 13'4" (3.40 x 4.06)

Ensuite

7'1" x 10'11" (2.16 x 3.33)

Bedroom Three

9'11" x 11'5" (3.02 x 3.48)

Bedroom Five

7'8" x 11'5" (2.34 x 3.48)

Family Bathroom

7'2" x 10'5" (2.18 x 3.18)

Second Floor Landing

Bedroom Two

10'9" x 13'3" (3.28 x 4.04)

Ensuite

6'5" x 7'1" (1.96 x 2.16)

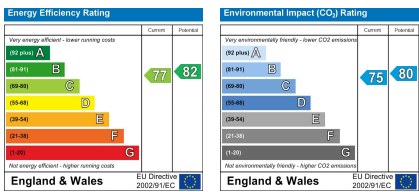
Bedroom Four

11'8" x 13'2" (3.56 x 4.01)

Outside

Driveway, detached double garage and rear garden



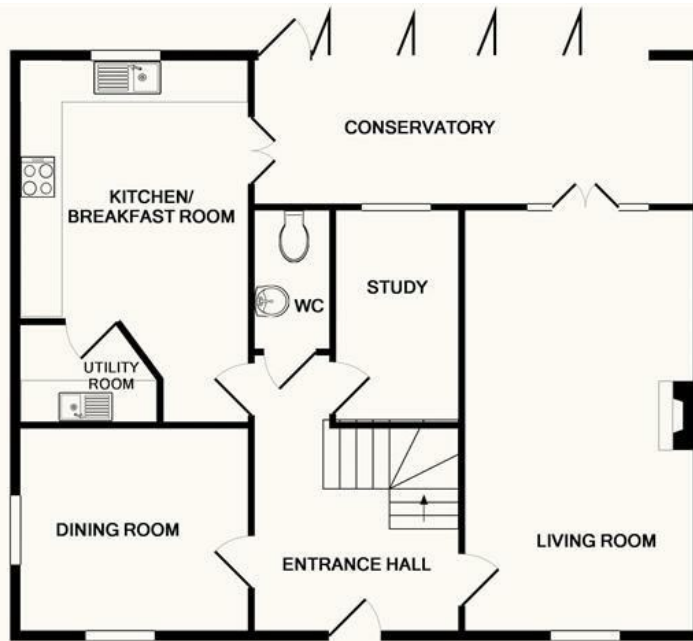


AGENTS NOTE – DRAFT PARTICULARS:

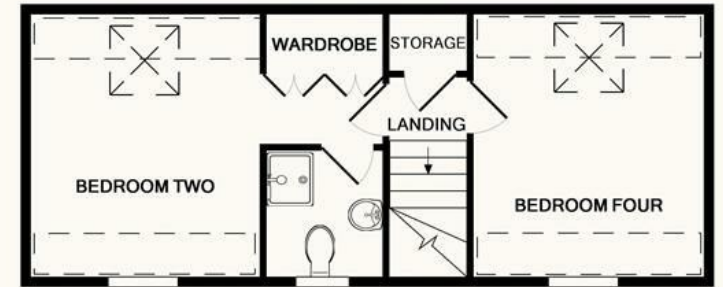
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has 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.

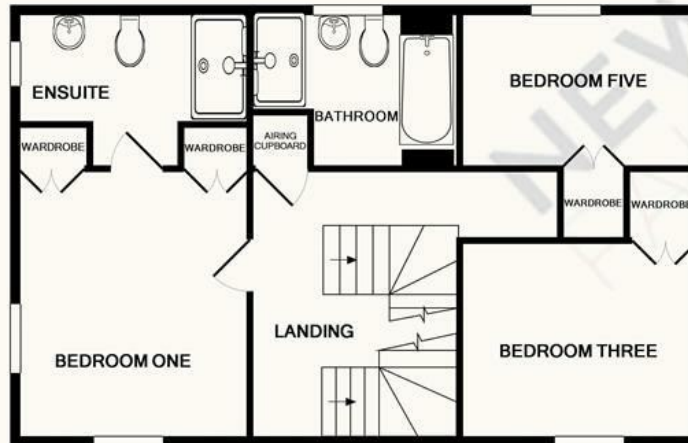
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you 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.



GROUND FLOOR



2ND FLOOR



1ST FLOOR

**NEWTON
FALLOWELL**

t: 01780 754530

e: stamford.lettings@newtonfallowell.co.uk

www.newtonfallowell.co.uk

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2016