



  
**NEWTON**  
FALLOWELL

**Churchill Road,**  
Stamford, Lincolnshire, PE9 1JA

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Stamford, Lincolnshire, PE9 1JA  
£325,000 Freehold**

**\*GREAT POTENTIAL\*** Situated on a large corner plot is this three bedroom detached home with double garage. The property has enormous potential for someone to create their own home, with either extending (subject to planning) or just renovating. The property boasts an open plan kitchen diner, conservatory, large living room, corner plot garden, double garage and ample off road parking.

The property is arranged over two floors, entering via the porch which internally leads into the hallway with stairs leading to the first floor. A doorway from the hallway leads into the light and airy living room with feature fireplace. A doorway from the living room leads into the spacious kitchen diner featuring a wealth of units and patio doors which open into the large conservatory. Completing downstairs is a separate utility room, single garage and a further oversized garage. To the first floor, the landing connects two double bedrooms, a further single bedroom and the three piece bathroom fully tiled.

Outside to the front is a driveway offering ample off road parking and a front garden mainly lawn with a low fence enclosing it. Gated access to the side of the property leads into the rear garden which features a gravel and patio seating area and lawn all enclosed.



**Porch**

6'4 x 4'11 (1.93m x 1.50m)

**Hallway**

5'11 x 3'2 (1.80m x 0.97m)

**Living room**

14'6 x 13'8 narrowing 12'1 (4.42m x 4.17m  
narrowing 3.68m)

**Kitchen diner**

18'1 x 11'4 narrowing 9'11 (5.51m x 3.45m  
narrowing 3.02m)

**Conservatory**

11'5 x 11'1 (3.48m x 3.38m)

**Utility**

9'7 x 7'5 (2.92m x 2.26m)

**Garage one**

16'7 x 7'5 (5.05m x 2.26m)

**Garage two**

25'4 x 10'6 (7.72m x 3.20m)

**Landing**

10'2 x 5'11 (3.10m x 1.80m)

**Bedroom one**

11'4 x 11'11 narrowing 10'11 (3.45m x 3.63m  
narrowing 3.33m)

**Bedroom two**

12'5 x 11'11 narrowing 8'10 (3.78m x 3.63m  
narrowing 2.69m)

**Bedroom three**

9'1 x 7'8 (2.77m x 2.34m)

**Bathroom**

6'10 x 5'4 (2.08m x 1.63m)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (91-95)	A (81-83)	A (1-10)	A (1-10)
B (81-91)	B (61-81)	B (11-20)	B (11-20)
C (61-81)	C (41-61)	C (21-30)	C (21-30)
D (41-61)	D (21-41)	D (31-40)	D (31-40)
E (21-41)	E (1-21)	E (41-50)	E (41-50)
F (1-21)	F (1-1)	F (51-60)	F (51-60)
G (1-1)	G (1-1)	G (61-70)	G (61-70)
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

**AGENTS NOTE – DRAFT PARTICULARS:**

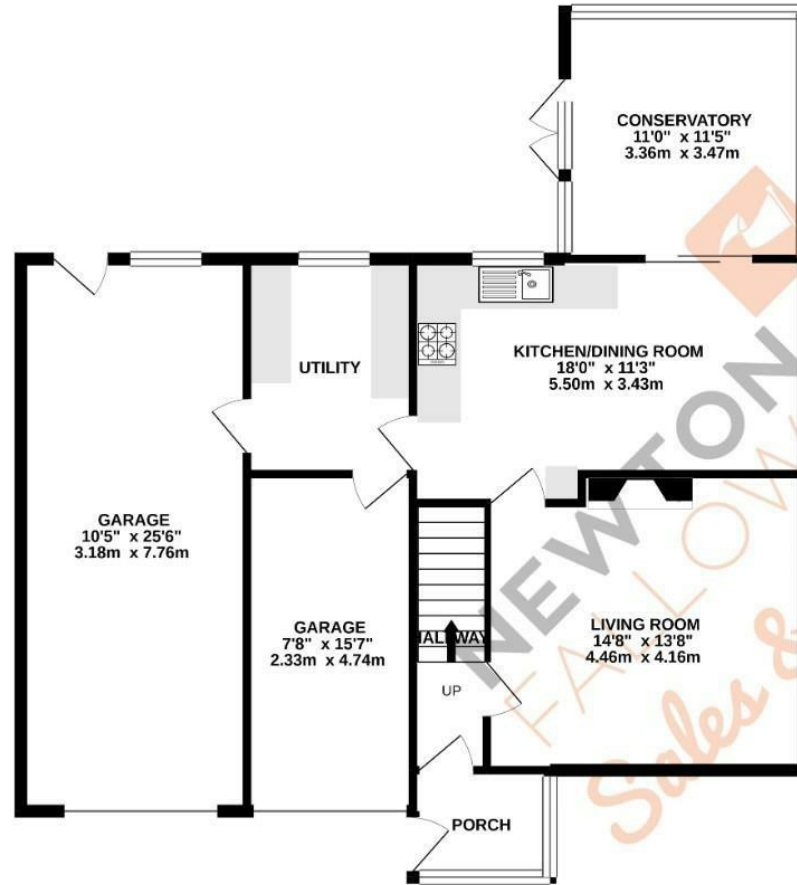
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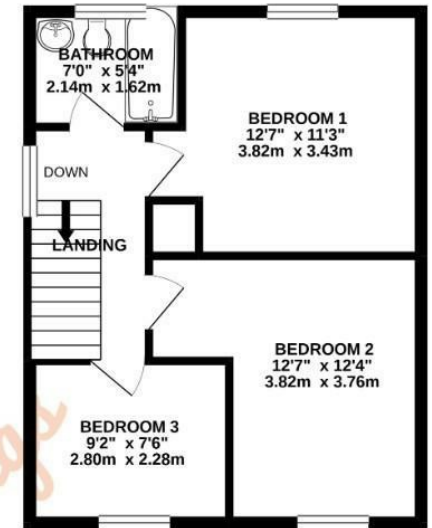
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**GROUND FLOOR**  
1036 sq.ft. (96.2 sq.m.) approx.



**1ST FLOOR**  
425 sq.ft. (39.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1461 sq.ft. (135.7 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.  
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