



NEWTON
FALLOWELL

Fir Road,
Stamford, Lincolnshire, PE9 2FD

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£289,950 Freehold**

Extended three bedroom semi-detached home situated in quiet cul de sac location of Stamford, with easy access to the A1 and catchment of the popular primary school of Malcolm Sargent. The property boasts a modern kitchen breakfast room, spacious living room, extended dining room, conservatory, en-suite to bedroom one, modern bathroom, driveway with ample parking, integral single garage and a lovely west facing garden.

The property is set over two floors, the ground floor is initially greeted with an entrance porch leading into the modern kitchen with a wealth of units and benefiting from an integrated cooker. The large living room is light and airy and French doors which open out onto the patio. Completing downstairs is the extended dining room and the lovely conservatory which overlooks the garden. To the first floor the landing connects the three well balanced bedrooms and modern three piece bathroom. Bedroom one has its own three piece en suite with walk in shower.

Outside the front is a driveway offering ample off road parking and a further gravelled section for low maintenance. Gated access to the side of the property leads into the rear garden, which features a patio seating area accompanied with a lawn and well stocked flower borders, with shrubs and perennials.



Entrance Hall

6'11 x 2'10 (2.11m x 0.86m)

Kitchen

14'10 x 8'2 (4.52m x 2.49m)

Living Room

14'10 x 13'2 (4.52m x 4.01m)

Dining Room

12 x 8'3 (3.66m x 2.51m)

Conservatory

9'8 x 9'6 (2.95m x 2.90m)

Landing

6'8 x 5'2 (2.03m x 1.57m)

Bedroom One

16 x 8'2 (4.88m x 2.49m)

En-Suite

8'1 x 5'2 (2.46m x 1.57m)

Bedroom Two

14'10 x 11'7 (4.52m x 3.53m)

Bedroom Three

9'11 x 7'11 (3.02m x 2.41m)

Bathroom

6'7 x 5'6 (2.01m x 1.68m)

Garage

16'8 x 8'4 (5.08m x 2.54m)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (92-100) A	
(85-91) B		(85-91) B	
(69-84) C		(69-84) C	
(54-68) D		(54-68) D	
(39-53) E		(39-53) E	
(24-38) F		(24-38) F	
(1-23) G		(1-23) G	
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

AGENTS NOTE – DRAFT PARTICULARS:

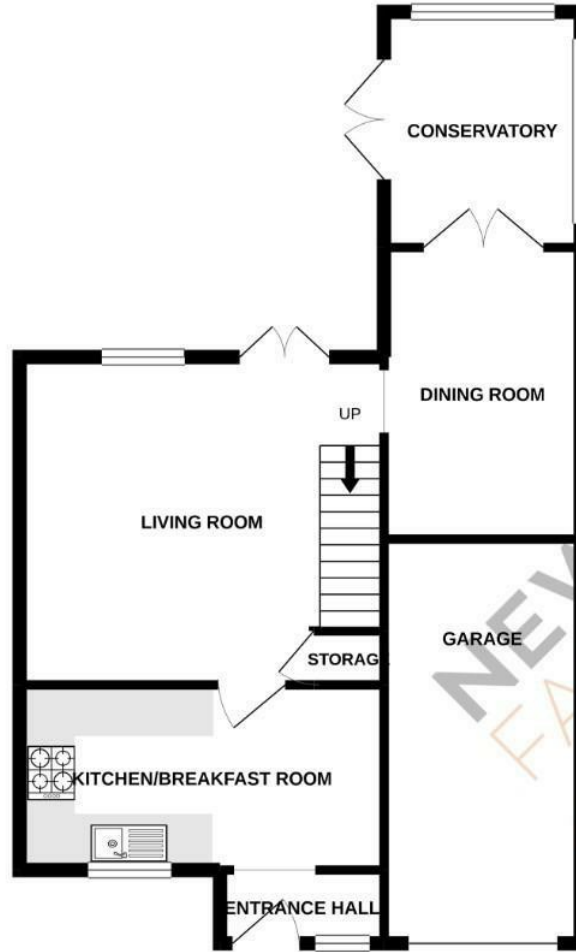
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GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.4 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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