



**New Cross Road,**  
Stamford, Lincolnshire, PE9 1AL

**NEWTON**FALLOWELL 

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GUIDE PRICE £325,000 - £350,000**

**Freehold**

**\*\*GUIDE PRICE £325,000 - £350,000\*\*Video tour available\*\*Fully renovated three bedroom link detached bungalow situated in a prime location of Stamford, within a 10 minute walk to the town centre. The bungalow boasts two spacious reception rooms, modern kitchen breakfast room, modern bathroom, three well balanced bedrooms, enclosed low maintenance rear garden, single garage and off road parking.**

On entering the bungalow, you greeted by a light and airy entrance hall which offers great flow around the property. To one side of the entrance hall are the three well balanced bedrooms, the master bedroom benefits from a built in wardrobe. To the other side of the bungalow is the spacious living room with an abundance of natural light, the modern three piece bathroom partly tiled and the kitchen breakfast room featuring an array of modern units. Completing the bungalow is a separate versatile reception room just off the kitchen which can offer a lovely dining area with French doors that open out onto the patio and a separate storage cupboard.

Outside to the front a low brick wall encloses the front garden mainly patio with mature shrubbery borders and an inset footpath that leads to the front door. To the side of the property is a driveway for up to two vehicles and access to the single garage. The rear garden is fully enclosed and private mainly patio but features an array of mature shrubbery borders.



**Entrance hall**

15'6 x 13'0 narrowing 3'10 (4.72m x 3.96m  
narrowing 1.17m)

**Living room**

14'7 x 12'5 narrowing 10'10 (4.45m x 3.78m  
narrowing 3.30m)

**Kitchen breakfast room**

12 x 9'4 (3.66m x 2.84m)

**Reception room/Dining room**

18'3 x 8'9 (5.56m x 2.67m)

**Bathroom**

8'2 x 5'4 (2.49m x 1.63m)

**Master bedroom**

14'4 x 8'11 (4.37m x 2.72m)

**Bedroom two**

12'10 x 8'7 (3.91m x 2.62m)

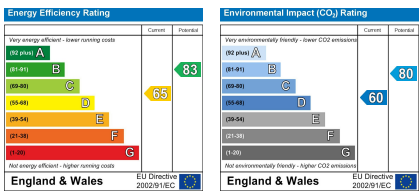
**Bedroom three**

10'3 x 7'2 (3.12m x 2.18m)

**Garage**

14'10 x 8'7 (4.52m x 2.62m)





**AGENTS NOTE – DRAFT PARTICULARS:**

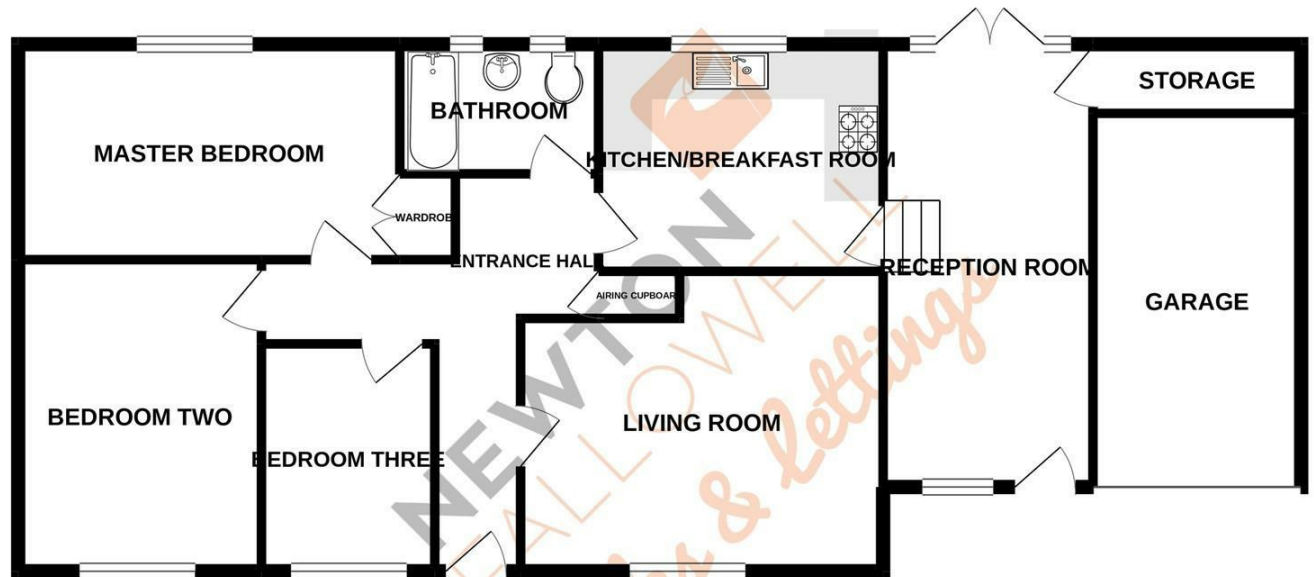
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**GROUND FLOOR**  
1092 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.4 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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