



**Rutland Road,**  
Stamford, Lincolnshire, PE9 1UP

**NEWTON**FALLOWELL 

Rutland Road,  
Stamford, Lincolnshire, PE9 1UP  
Guide Price £190,000 to  
£200,000 Freehold

**\*\*GUIDE PRICE £190,000 - £200,000 \*\* PROJECT PROPERTY \*\*** A three bedroom end of terrace home situated close to local amenities and within walking distance to Stamford town centre. The property needs updating but offers great potential for someone to put their own stamp on it. The property boasts a large rear garden, open plan living room/kitchen and a spacious front garden which has the potential to create off road parking.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor. A doorway to the side of the entrance hall enters the light and airy living room which has a feature fireplace and has been opened through into the kitchen which features an array of units and access into the conservatory. Completing downstairs is the three piece bathroom and a separate storage area which is under the stairs. To the first floor, the landing connects three well proportioned bedrooms, two doubles and a large single.

Outside to the front is an inset footpath leading to the front door accompanied by a mature front garden with shrubbery boasting the potential to create off street parking (STP). The rear garden has been cleared offering a blank canvass ready to create a lovely garden which also boasts pedestrian access out to the lane at the rear.



**Entrance Hall**

4'5 x 3'8 (1.35m x 1.12m)

**Living Room**

16'1 x 10'11 (4.90m x 3.33m)

**Kitchen**

11'10 x 8'7 (3.61m x 2.62m)

**Inner Hall**

3'11 x 2'18 (1.19m x 0.61m)

**Downstairs Bathroom**

6'10 x 5'8 (2.08m x 1.73m)

**Conservatory**

11'8 x 7'8 (3.56m x 2.34m)

**First Floor Landing**

9'4 x 2'10 (2.84m x 0.86m)

**Master Bedroom**

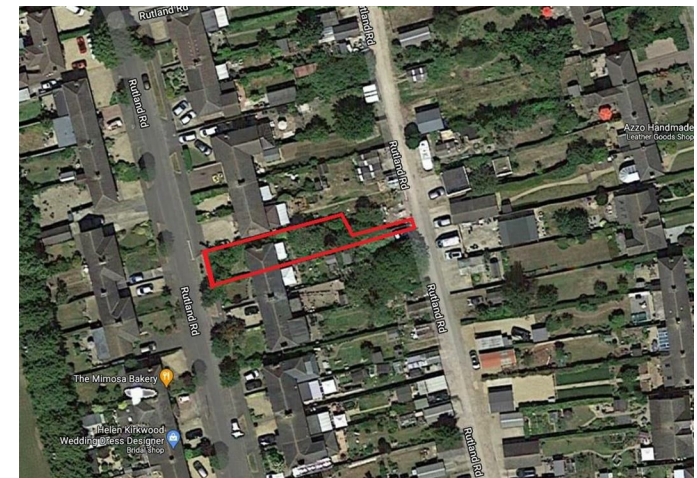
14'7 x 9'5 (4.45m x 2.87m)

**Bedroom Two**

10'3 x 9'7 (3.12m x 2.92m)

**Bedroom Three**

9'3 x 7'2 (2.82m x 2.18m)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92 plus <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 92 plus <b>A</b>	
81-91 <b>B</b>		81-91 <b>B</b>	89
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
45-54 <b>E</b>		45-54 <b>E</b>	27
35-44 <b>F</b>	17	35-44 <b>F</b>	
2-34 <b>G</b>		2-34 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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GROUND FLOOR  
APPROX. FLOOR  
AREA 462 SQ.FT.  
(42.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 368 SQ.FT.  
(34.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 830 SQ.FT. (77.1 SQ.M.)

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  
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