



Caithness Road,
Stamford, Lincolnshire, PE9 2TF

NEWTONFALLOWELL 

**Caithness Road,
Stamford, Lincolnshire, PE9 2TF
£260,000 Freehold**

**** Video tour available ****Three bedroom semidetached home situated in a prime location of Stamford close to Malcolm Sargent School and local amenities. The property has been lovingly looked after by the current owner and boasts a spacious living room, separate dining room, modern kitchen, three piece bathroom, updated double glazing, new block paved driveway, single garage and a landscaped Low maintenance rear garden.

The property is arranged over two floors entering via the entrance hall with two storage cupboards and stairs leading to the first floor. A doorway from the entrance hall enters the light and airy living room with a feature fireplace and lovely oak bi folding doors which open into the separate dining room. Completing downstairs is the kitchen featuring a wealth of units. To the first floor, the landing connects two well balanced double bedrooms, a further single bedroom and a three piece bathroom fully tiled.

Outside to the front is a block paved driveway offering off road parking for up to three vehicles and access to the single garage with up and over door. Gated access to the side of the property leads into the landscaped rear garden which features a patio seating area, gravelled sections and lovely mature borders.



Entrance Hall

11'5 x 5'11 (3.48m x 1.80m)

Living Room

14'1 x 10'11 (4.29m x 3.33m)

Dining Room

8'10 x 8'9 (2.69m x 2.67m)

Kitchen

10'5 x 8'1 (3.18m x 2.46m)

Landing

7'1 narrowing to 5'10 x 8'3 (2.16m narrowing to 1.78m x 2.51m)

Master Bedroom

12'1 x 11'2 (3.68m x 3.40m)

Bedroom Two

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

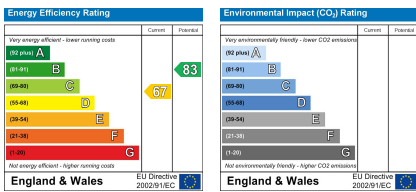
Bedroom Three

7'11 x 7 (2.41m x 2.13m)

Bathroom

6'10 x 5'9 (2.08m x 1.75m)





AGENTS NOTE – DRAFT PARTICULARS:

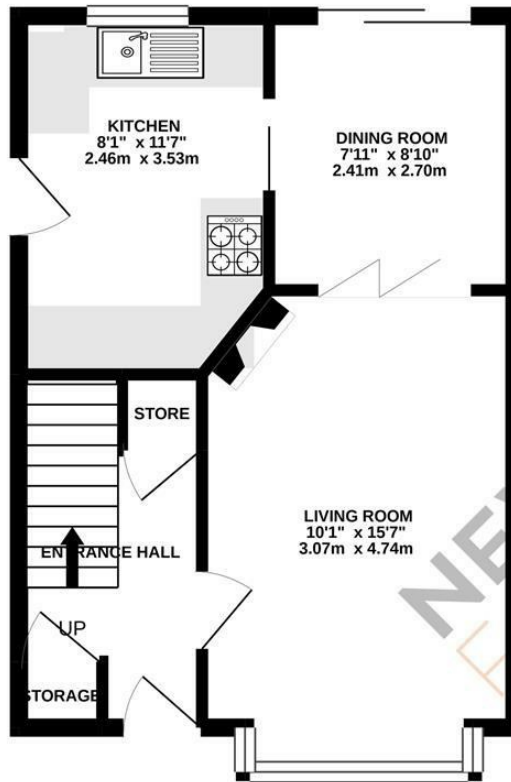
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has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

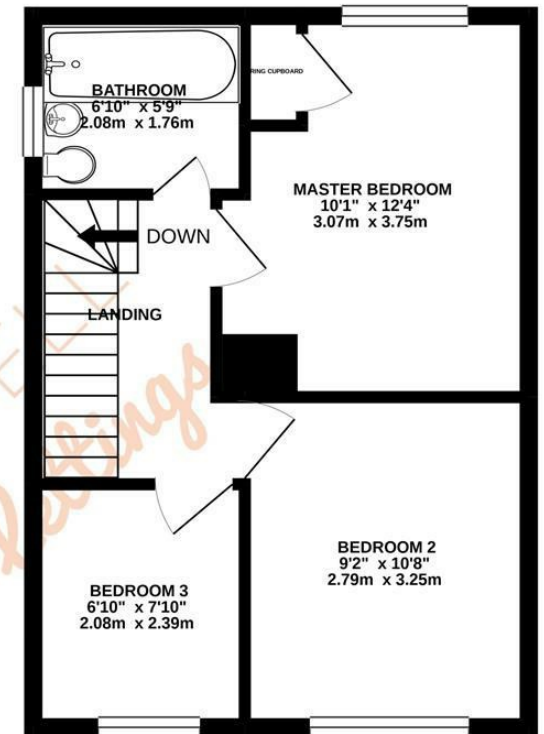
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you 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
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.5 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.

Made with Metropix ©2020



t: 01780 754530
e: stamford@newtonfallowell.co.uk
www.newtonfallowell.co.uk