



**Tippett Road,**  
Stamford, PE9 3DQ

**NEWTON**FALLOWELL 

**Tippett Road,  
Stamford, PE9 3DQ  
£310,000 Freehold**

Beautifully presented show home style three bedroom detached home, situated in a prime location of Stamford, close to local amenities and popular primary schools. The property boasts a southern facing garden, off road parking for two vehicles, modern kitchen diner, light and airy living room, two bathrooms and three well balanced bedrooms.

The property is arranged over two floors, entering via the spacious entrance hall with stairs leading to the first floor and a cloakroom underneath. To one side of the entrance hall is the large living room with an abundance of space and French doors which open out onto the garden. To the opposite side of the entrance hall is the spacious kitchen diner featuring a wealth of modern units, integrated appliances dual windows offering ample light. To the first floor, the landing connects two well balanced bedrooms, a further single bedroom and the family three piece modern bathroom. The master bedroom benefits from a bespoke built in wardrobe and its own en suite with walk in shower.

Outside to the front an inset footpath leads to the front door, accompanied on both sides by mature shrubbery. To the side of the property is the driveway offering off road parking for two vehicles. The rear garden is fully enclosed, enjoys a south facing aspect and features a patio seating area and lawn.



**Entrance Hall**

16'8 x 6'11 (5.08m x 2.11m)

**Cloakroom**

6'1 x 3'3 (1.85m x 0.99m)

**Living Room**

16'8 x 9'10 (5.08m x 3.00m)

**Kitchen/Diner**

16'7 x 9'7 (5.05m x 2.92m)

**Landing**

10'9 x 7 (3.28m x 2.13m)

**Master Bedroom**

12'5 x 10'1 (3.78m x 3.07m)

**En-Suite**

10 x 3'10 (3.05m x 1.17m)

**Bedroom Two**

9'7 x 9'3 (2.92m x 2.82m)

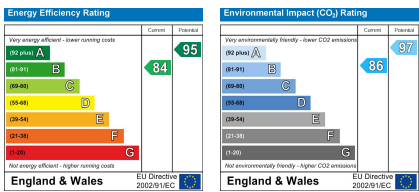
**Bedroom Three**

9'7 x 7 (2.92m x 2.13m)

**Bathroom**

6'11 x 5'6 (2.11m x 1.68m)





**AGENTS NOTE – DRAFT PARTICULARS:**

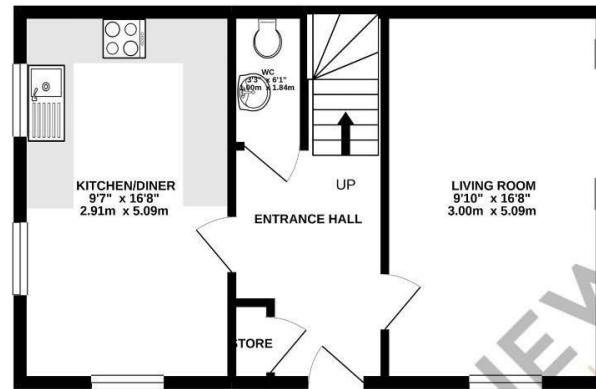
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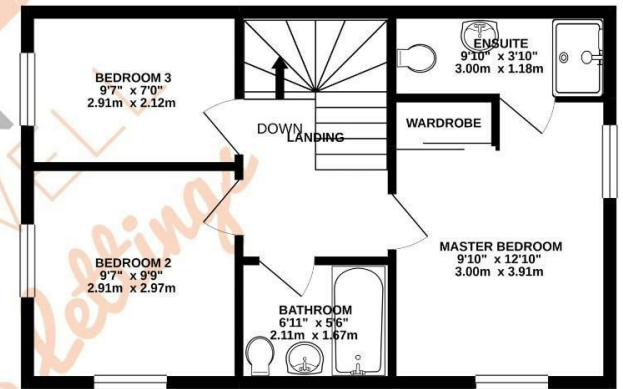
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**GROUND FLOOR**  
439 sq.ft. (40.8 sq.m.) approx.



**1ST FLOOR**  
439 sq.ft. (40.8 sq.m.) approx.



**TOTAL FLOOR AREA : 878 sq.ft. (81.6 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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