



**Arran Road,**  
Stamford, Lincolnshire, PE9 2XP

**Newton Fallowell** 

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£825 PCM**

\*\*\* AVAILABLE MID JANUARY WITH NIL DEPOSIT OPTION\*\*\*Three bedroom semidetached property situated in a prime location of Stamford, close to local amenities, popular schools and easy access routes. The property benefits from a kitchen diner, spacious lounge, light conservatory, single garage, ample off road parking and a generous rear garden.

The property is arranged over two floors, entering via the large kitchen diner with an array of units and a handy under stairs storage cupboard. Continuing through a small hallway leads into the spacious lounge featuring laminate flooring and overlooks the rear garden. Completing downstairs is the conservatory which offers further flexible living accommodation and access on to the patio. To the first floor, the landing connects two well balanced double bedrooms, one of which has a built in wardrobe, a further single bedroom and a family size three piece bathroom with electric shower.

Outside to the front is a gravelled driveway creating off road parking for two vehicles, accompanied by a small lawn and shrubbery border. The single garage features an up and over door and electrics. Gated access to the side of the property leads into the rear garden which benefits from west facing aspect and features a patio seating area and lawn.



**Kitchen/Breakfast Room**

14'9 x 8'3 (4.50m x 2.51m)

**Hallway**

3'2 x 2'8 (0.97m x 0.81m)

**Lounge**

14'10 x 9'7 (4.52m x 2.92m)

**Conservatory**

11'6 x 8'3 (3.51m x 2.51m)

**Landing**

8'7 x 2'8 (2.62m x 0.81m)

**Master Bedroom**

12 narrowing to 8 x 9'10 (3.66m narrowing to 2.44m x 3.00m)

**Bedroom two**

11'11 narrowing to 7 x 8'6 (3.63m narrowing to 2.13m x 2.59m)

**Bedroom three**

7 x 6'7 (2.13m x 2.01m)

**Bathroom**

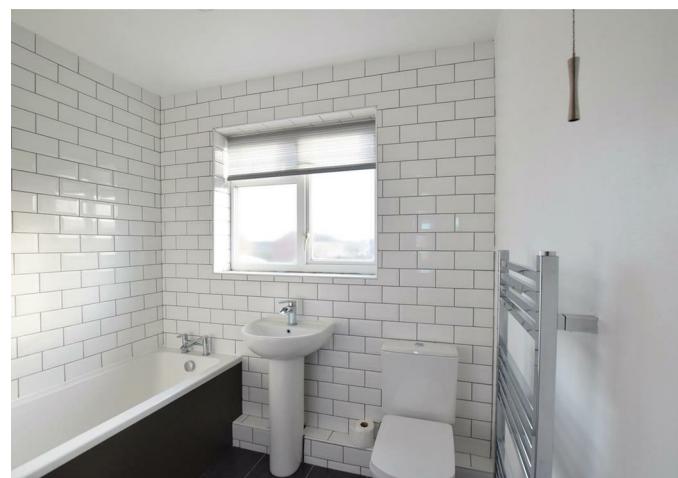
7'5 x 5'7 (2.26m x 1.70m)

**Garage**

11'8 x 9 (3.56m x 2.74m)

**Outside**

Gravelled driveway, single garage with up and over door. Rear has a patio seating area and lawn.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		68	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		70	74
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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