



Dunlin Road, Essendine
Stamford, Rutland, PE9 4UU

NEWTONFALLOWELL 

Dunlin Road, Essendine
Stamford, Rutland, PE9 4UU
£725 Per Calendar Month

A two bedroom DETACHED bungalow situated at the end of a quiet cul de sac of the popular village of Essendine. The property boasts off road parking for two vehicles, a mature private rear garden and a spacious living room.

On entering the property, you are greeted by a light hallway which offers great flow around the home. To one side of the bungalow are the two well proportioned bedrooms, with the master bedroom featuring a lovely bay window. To the other side of the property is the large living room comprising a feature fireplace and patio doors, plus access into the kitchen with a wealth of units. Completing this lovely bungalow is the three piece wet room with shower and has a handy storage cupboard.

Outside to the front is a driveway creating off road parking for at least two vehicles and accompanied by a small lawn with mature trees. Gated access leads into the generous rear garden full of mature trees, shrubbery and flowers. The rear garden is fully enclosed, private and has a well maintained lawn which wraps itself around the bungalow.



Entrance hall

8 x 5'9 narrowing 2'10 (2.44m x 1.75m narrowing 0.86m)

Living room

18 x 9'9 (5.49m x 2.97m)

Kitchen

8'1 x 8 (2.46m x 2.44m)

Master bedroom

9'10 x 9'9 (3.00m x 2.97m)

Bedroom two

9'9 x 8'1 (2.97m x 2.46m)

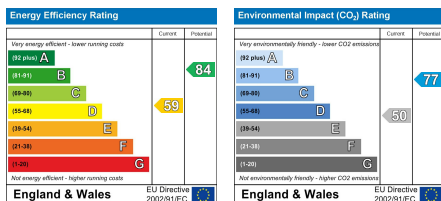
Shower Room

8 x 6'2 (2.44m x 1.88m)

Outside

To the front off road parking for two vehicles and a well maintained garden. The rear garden is fully enclosed and full of mature trees, shrubbery and flowers.



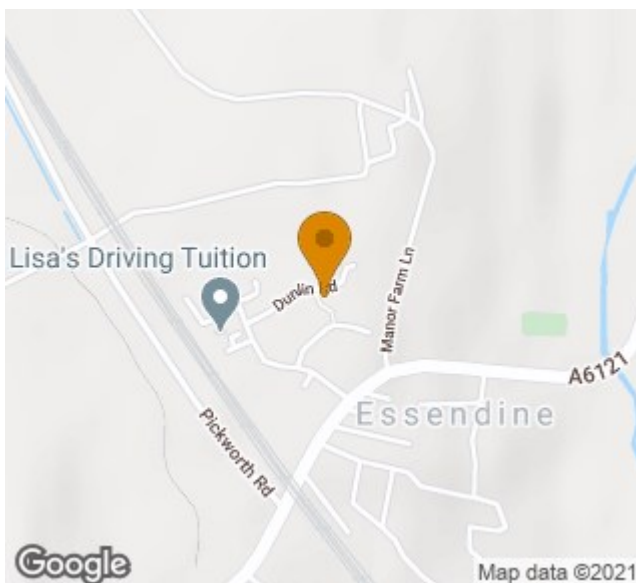


AGENTS NOTE – DRAFT PARTICULARS:

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.



**NEWTON
FALLOWELL**

t: 01780 754530

e: stamford.lettings@newtonfallowell.co.uk

www.newtonfallowell.co.uk



TOTAL APPROX. FLOOR AREA 499 SQ.FT. (46.3 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

Made with Metropix ©2019