

*New House
61 Drift Road,
Stamford
PE9 1XA*

PRICE: £199,000 Freehold



DESCRIPTION: Newly built detached house being completed to a good specification. The larger than average accommodation is surprisingly spacious standing on a deep plot with landscaped gardens to the rear and block paved parking to front. 3 bedrooms, en suite to Master, Lounge, 18 ft Kitchen Diner Family Room, Utility, Cloaks/WC. Gas central heating, double glazing, well-insulated throughout.

LOCATION: Established residential area to the north of the Town Centre close to Stamford College and Leisure Pool.

AMENITIES: Easy access to town centre and new retail park on Ryhall Road. Primary and secondary schools, local shop and pub nearby.

ACCOMMODATION:

4 Ironmonger Street • Stamford • Lincs • PE9 1PL Paul Johnson F.N.A.E.A.

GROUND FLOOR:**Hall****Cloaks/WC****Lounge:** (17'2" x 12'10") + Bay window.
Cupboard under stairs.**Spacious Kitchen Diner/Family Room:** (10'2" x 18'5")
French doors to garden. Range of fitted units with worktops and integrated dishwasher, oven, hob and extractor. Space for fridge freezer.**Utility:** (6'8" x 5'6")
Plumbing for washing machine. High performance condensing boiler. Door to garden.**FIRST FLOOR:****Landing:** - Linen cupboard.**Master Bedroom (Rear):** (10'2" x 15'1")**En-Suite Shower Room:**
White suite comprising shower cubicle, handbasin and wc.**Family Bathroom:**
White suite comprising bath with shower over, handbasin and wc.**Bedroom 2 (Front):** (9'8" x 15'9")**Bedroom 3 (Front):** (7'3" x 9'6")**OUTSIDE:**

Terraced garden with patio and lawn. Block paved parking area to front.

SERVICES: Mains gas, water, electricity and drainage are to be connected.
None of the services, heating systems or equipment has been tested by the Vendors or the selling agents and purchasers should satisfy themselves as to their condition and suitability.**CENTRAL HEATING:** Gas fired condensing boiler to radiators.**DOUBLE GLAZING:** UPVC sealed unit double glazing.**COUNCIL TAX:** To be assessed, payable to South Kesteven District Council.

DIRECTIONS: From Red Lion Square head north to Scotgate. Turn right at the traffic lights and head up the hill along North Street and East Street. Take the 6th left turn into Conduit Road, head up the hill and along Emlyn's Street. Turn right into Drift road, the property is on the left just past The Northfields pub.

INSPECTION: Easily arranged by prior appointment through Paul Johnson Property Consultants. If you are travelling a long distance, please telephone before departure to ensure the property is still available.

INTERESTED?: All offers and negotiations to be conducted through Paul Johnson Property Consultants, subject to contract.

MORTGAGES: Available through Paul Johnson Property Consultants, subject to status. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. 2898

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give and neither Paul Johnson Property Consultants, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation hereto.



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 Metapex 62715