



Boyfield Crescent, Stamford,
Lincolnshire, PE9 3DD



£575,000 - Freehold



Key Features

- Spacious four bedroom detached home
- Four double bedrooms
- Bespoke shutters throughout
- Single garage and driveway
- Open plan modern kitchen diner
- Two further reception rooms
- Landscaped rear garden
- EPC rating B

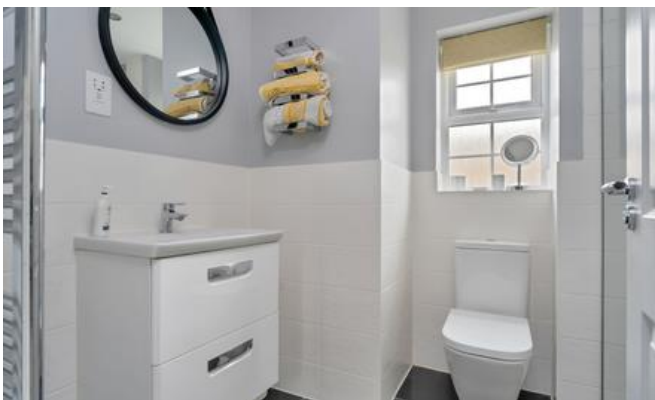




Discover the ultimate family lifestyle in this stunning four bedroom detached home, nestled away on a peaceful estate in the charming town of Stamford. This incredible property boasts bespoke shutters throughout, four spacious double bedrooms, two stylish bathrooms with a downstairs cloakroom, two exceptional reception rooms, a grand open plan kitchen diner, landscaped garden and a convenient single garage with driveway.

As soon as you step inside, you'll be greeted by an inviting entrance hall with stairs leading to the first floor and ample storage space underneath. The entrance hall offers a seamless flow to the downstairs rooms, connecting the elegant living room, versatile snug, cloakroom and magnificent kitchen diner. The living room is filled with natural light, and the French doors lead to the picturesque garden. The snug is a great space for a home office, playroom or family room. The kitchen diner is an absolute showstopper with upgraded units, luxurious granite worktops, integrated appliances and a delightful breakfast bar.

Upstairs, the landing connects to four generously sized double bedrooms and the family shower room. The master bedroom is a luxurious retreat, featuring a stunning three piece en suite with a walk-in shower.



Outside, the front of the property boasts an inset footpath, accompanied by lush mature borders on either side. The driveway and single garage are located on the side of the house. The rear garden is simply breathtaking, having been expertly landscaped to create a low maintenance oasis. You can enjoy the beautiful patio seating areas, artificial lawn and delightful borders in peace and tranquility.

This superb property is the perfect family home, providing you with everything you need for modern living in a sought-after location. Don't miss your chance to make it your own!

Entrance Hall

4.53m x 3.35m (14.9ft x 11ft)

Cloakroom

1.94m x 1.05m (6.4ft x 3.4ft)

Living Room

4.53m x 4.5m (14.9ft x 14.8ft)

Study

3.38m x 3.03m (11.1ft x 9.9ft)

Kitchen/Diner

6.83m x 3.4m (22.4ft x 11.2ft)

Landing

4.23m x 1.86m (13.9ft x 6.1ft)

Bedroom One

6.11m x 3.41m (20ft x 11.2ft)

En-Suite

2.24m x 1.53m (7.3ft x 5ft)

Bedroom Two

4.56m x 3.08m (15ft x 10.1ft)

Bedroom Three

3.37m x 3.03m (11.1ft x 9.9ft)

Bedroom Four

3.47m x 2.67m (11.4ft x 8.8ft)

Bathroom

2.32m x 1.9m (7.6ft x 6.2ft)

Agent note

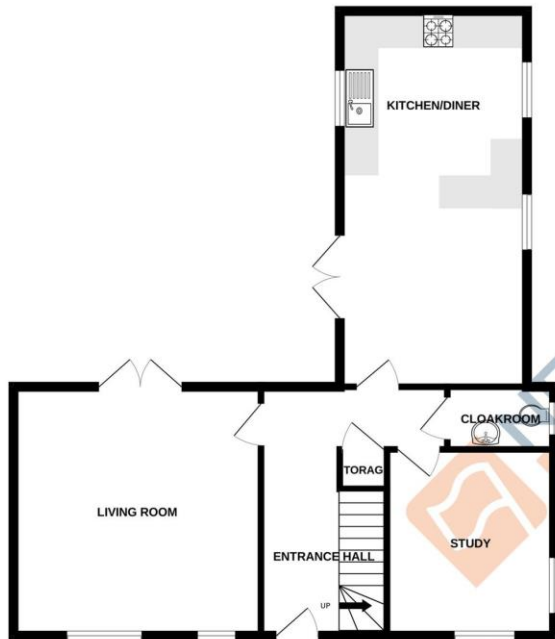
There is a service charge for the area of £172.77pa through Encore Estates





Floorplan

GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 1457 sq.ft. (135.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax Information

Local Authority: South Kesteven District Council
Council Tax Band: E

Agent Note

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



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REFERRAL FEES: Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 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 £200 if you use their services.