



47 Lonsdale Road, Stamford, PE9 2RW

 **NEWTON FALLOWELL**

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Key Features

- Stunning Detached Home
- Recently Refurbished & Extended
- Open Plan Living Kitchen Diner
- Further Sitting Room
- Ground Floor Shower Room & Utiliy
- Refitted Bathroom
- Private Rear Garden
- Ample Parking for 3 Cars
- EPC Rating D
- Freehold

GUIDE PRICE -£500,000-£525,000





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What a stunning home! This exceptional THREE BEDROOM detached home having undergone an extensive renovation and extension program by the current owners offers far more than meets the eye. The stunning open plan kitchen/dining/living area with twin bi-folding doors out to a private garden is only one of the many features this property holds.

When approached, the initial eye catching render to the exterior of the home jumps at you as a statement creating the desire to see through the front door for what lies inside. From the spacious hallway fitted with Amtico flooring there are crittle fitted glazed doors to a sitting room, twin doors to the open plan living kitchen/diner and solid doors to the ground floor shower room and utility. The home has undergone an extensive renovation program leaving no stone unturned. The kitchen set to the rear of the property boasts a stunning bespoke kitchen with green marbled surfaces, a host of integrated appliances and bi-folding doors to the rear gardens terrace. The dining area provides ample space for a generous table and leads on to the living area where to one corner features a contemporary designed wood burner. To the first floor there are three bedrooms and a replacement bathroom, all enjoying a light and airy feeling.

Outside the property there is ample parking to the frontage which is mainly laid to gravel and leads to an integral garage/store. Gated access leads to the rear garden which has been landscaped to two levels. The initial approach meets the raised terrace that runs the width of the property and steps outwards to provide an outdoor dining/entertaining area. The remaining family sized garden has been laid to lawn with inset shrubs to borders and a lower raised planted area with recently inset laurels for privacy.

Entrance Hall 4.78m x 2.65m (15'8" x 8'8")

Sitting Room 3.76m x 2.76m (12'4" x 9'1")

Kitchen Area 5.64m x 3.14m (18'6" x 10'4")

Living / Dining Area 6.23m x 4.73m (20'5" x 15'6")

Utility Room 3.35m x 1.67m (11'0" x 5'6")

Shower Room 3.15m x 1.5m (10'4" x 4'11")

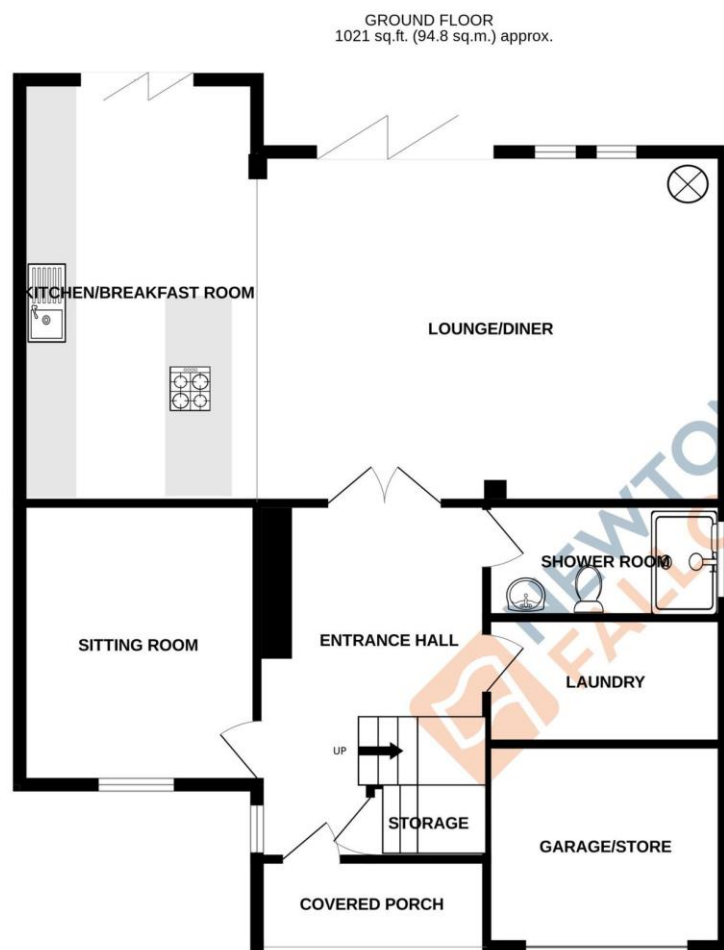
First Floor Landing 4.52m x 0.82m (14'10" x 2'8")

Bedroom 1 3.56m x 3.32m (11'8" x 10'11")

Bedroom 2 3.33m x 2.26m (10'11" x 7'5")

Bedroom 3 2.75m x 2.65m (9'0" x 8'8")

Bathroom 2.63m x 1.82m (8'7" x 6'0")



47 LONSDALE ROAD, STAMFORD

TOTAL FLOOR AREA: 1448 sq.ft. (134.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

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

AGENTS 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.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

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.