



4 Sutherland Way, Stamford, PE9 2TA

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Detached four bedroom property
- Completely renovated throughout
- Sought after location
- Open plan living area
- Three piece family bathroom and en-suite in bedroom one
- Landscaped rear garden
- Driveway providing off road parking
- No onward chain
- EPC Rating C
- Freehold

Guide Price £500,000 - £525,000





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New to market is this stunningly renovated and thoughtfully extended four-bedroom detached family home, located in one of the area's most highly sought-after locations. This exceptional property offers a seamless blend of spacious, contemporary living and stylish design, featuring modern finishes throughout while maintaining a warm, inviting atmosphere ideal for family living. Ready to move into with no onward chain, this home is the perfect choice for those looking for a stress-free and immediate move.

Entering via a welcoming entrance hall that sets the tone for the rest of the home, leading you into the main living areas. A convenient downstairs WC adds practicality, making it ideal for busy family life. The spacious lounge provides the ultimate space to unwind, offering a cozy and relaxing environment for everyday living. At the rear of the house, the open-plan living area is a true highlight, with sliding doors that open directly onto the private garden, creating a seamless indoor-outdoor flow - the perfect setting for family gatherings, outdoor entertaining, or simply enjoying a peaceful afternoon in your own sanctuary.

Upstairs, the landing leads to four beautifully presented bedrooms, including a luxurious master suite complete with a sleek en-suite bathroom, offering the ultimate in privacy and comfort. The separate family bathroom is finished to the highest standard, adding to the overall sense of quality and attention to detail. Throughout the home, high-end fixtures and fittings contribute to a sophisticated and refined living experience.

This home is presented in impeccable move-in condition, making it the ideal choice for those eager to settle in quickly and without hassle. Outside, the property offers off-road parking for multiple vehicles, ensuring convenience for the whole

family. The private rear garden provides a wonderful space for relaxation and play, completing this exceptional family home. This property truly must be seen to be fully appreciated, as it offers a remarkable combination of space, style, and functionality.

Entrance hall 1.82m x 4.58m (6'0" x 15'0")

Living room 3.35m x 4.88m (11'0" x 16'0")

WC 1.61m x 0.72m (5'4" x 2'5")

Open plan kitchen/lounge/diner 6.38m x 5.24m (20'11" x 17'2")

Landing 2.46m x 2.78m (8'1" x 9'1")

Bedroom one 3.07m x 2.97m (10'1" x 9'8")

Ensuite 2.16m x 1.36m (7'1" x 4'6")

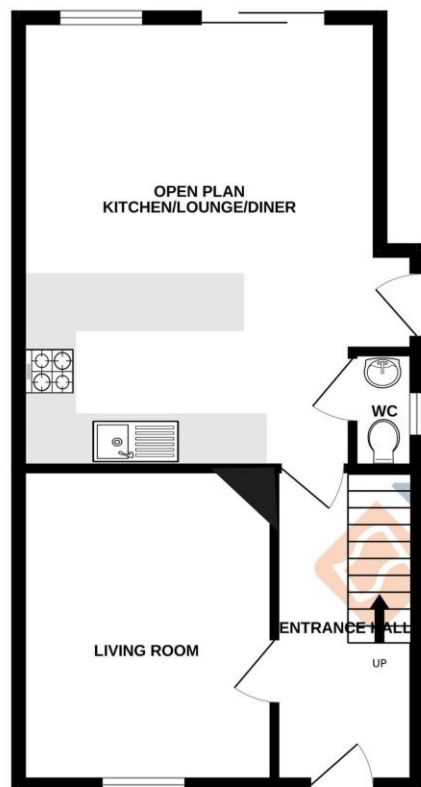
Bedroom two 2.41m x 3.23m (7'11" x 10'7")

Bedroom three 2.64m x 2.75m (8'8" x 9'0")

Bedroom four 2.15m x 2.45m (7'1" x 8'0")

Bathroom 2.41m x 3.23m (7'11" x 10'7")

GROUND FLOOR



1ST FLOOR



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

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

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.