



20 Parker Close, Stamford, PE9 2NN

 **NEWTON FALLOWELL**



4 2 3

### Key Features

- Modern Detached Family Home
- Four Bedrooms & Two Bathrooms
- Lounge, Dining Room & Study
- Breakfast Kitchen with Utility
- Landscaped Rear Garden
- Private Gardens backing on to a Spinney
- Ample Parking for 4 cars
- Detached Double Garage
- EPC Rating C
- Freehold

£500,000





\*Guide Price £500,000 – £525,000\*

Set within this highly regarded development off Casterton Road constructed by messers "Jelson Homes" is this well appointed FOUR BEDROOM detached family home boasting THREE RECEPTION ROOMS, a breakfast kitchen, a landscaped rear garden, parking for 4 vehicles and a DETACHED DOUBLE GARAGE.

The property is set to the end of a private cul-de-sac and first greets you with an impressive entrance hallway and flowing in to each of the reception rooms, the kitchen and ground floor WC. The study is set to the front of the property for those looking to work from home, there is a sizeable living room with air conditioning and French doors leading out to the rear garden. The formal dining room is entered via double doors and offers enough space for a table & six chairs. The kitchen is fitted with a wealth of units to both wall and base level and offers integrated appliances, from here flowing through an arch leads to the utility room with a further range of units and a door leading to the driveway. To the first floor, there are four bedrooms, the master with fitted wardrobes, air conditioning and an en-suite shower room, the second double bedroom also benefitting from air conditioning and there is a further family bathroom.

Outside, the property offers a private frontage being set in a private cul-de-sac with a driveway providing ample parking for 4 vehicles which meets the detached double garage. There is private gated access between the house & garage which leads into the rear garden which has been landscaped for ease of maintenance. The garden offers

twin patio terrace areas, inset gravelling and shrub planted borders. The garden is exceptionally private and backs on to a Spinney.

Entrance hall 3.66m x 2.69m (12'0" x 8'10")

WC 1.7m x 0.89m (5'7" x 2'11")

Study 2.36m x 2.11m (7'8" x 6'11")

Lounge 5.64m x 3.48m (18'6" x 11'5")

Dining room 3.4m x 2.54m (11'2" x 8'4")

Kitchen Breakfast room 3.89m x 2.39m (12'10" x 7'10")

Utility room 2.39m x 1.63m (7'10" x 5'4")

Landing 3.45m x 1.14m (11'4" x 3'8")

Master bedroom 4.45m x 3.48m (14'7" x 11'5")

En-suite 2.34m x 1.57m (7'8" x 5'2")

Bedroom two 3.35m x 2.36m (11'0" x 7'8")

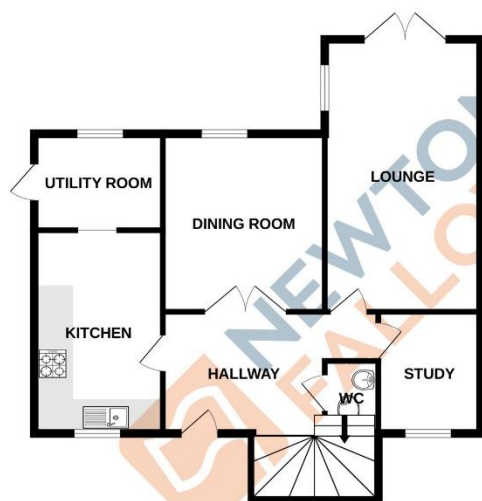
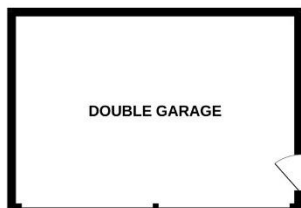
Bedroom three 3.2m x 2.41m (10'6" x 7'11")

Bedroom four 3.4m x 2.18m (11'2" x 7'2")

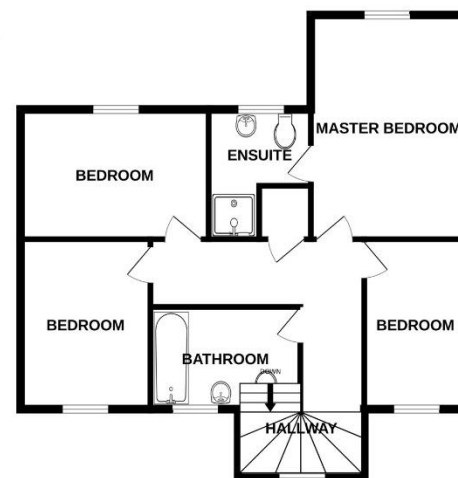
Bathroom 2.41m x 2.39m (7'11" x 7'10")



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1864 sq.ft. (173.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
Council Tax Band: E

#### 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.