



4 Shepherd Mews, Stamford, PE9 3DJ

 **NEWTON FALLOWELL**

 3  2  1

Key Features

- 3 bedroom detached home
- Great access to the A1 for commuters
- Master ensuite shower room with family bathroom and WC
- Light and airy kitchen diner
- Living room with uPVC patio doors
- Upgraded parquet flooring and bespoke fitted blinds
- Front and rear gardens
- Driveway parking
- EPC Rating B
- Freehold

£395,000





*** Well-Presented Detached Home - Now Available! ***

Situated just on the outskirts of Stamford, close to the A1, school, shops and other amenities this detached home is a real must-see. The property comprises of entrance hall, living room, kitchen, master bedroom, a double and a further single bedroom with family bathroom and master ensuite shower room. Outside you have a gated front garden and lawned rear garden.

Introducing this charming three-bedroom detached home, ideally situated off the main road it offers a gated front garden and private rear garden, along with convenient driveway parking. As you enter through the welcoming hallway, you'll be greeted by the spacious kitchen diner, a perfect blend of functionality and style, featuring integrated appliances that include a fridge freezer, dishwasher and washing machine along with space for a dining table and chairs with views of the front garden. The light and airy living room, boasts uPVC patio doors that seamlessly connect the indoor and outdoor spaces, inviting you to step outside and host in the private garden. Completing the downstairs you have the spacious downstairs toilet, completed in a neutral grey and white and tiled throughout.

Continuing upstairs, you will find the generous master bedroom, complete with a modern shower ensuite. The thoughtfully designed family bathroom services the home and features elegant tiling. Alongside the master bedroom, two additional rooms offer versatility - a double bedroom that provides ample space and a single bedroom currently used as a home office, showcasing picturesque field views that create an ideal workspace environment.

Throughout the home, upgraded parquet flooring and bespoke fitted blinds adds a touch of elegance, HD CCTV installed for complete security, while the neutral decor provides a blank canvas for

you to personalize. This delightful property is not just a house; it's a wonderful home ready to move into. Don't miss out and enquire to secure your viewing today!

Entrance Hall 2.13m x 3.1m (7'0" x 10'2")

Cupboard 0.9m x 0.6m (3'0" x 2'0")

WC 1.02m x 1.88m (3'4" x 6'2")

Kitchen Diner 5.07m x 2.95m (16'7" x 9'8")

Living Room 3m x 5.07m (9'10" x 16'7")

Upstairs Hallway/Landing 3.31m x 2.14m (10'11" x 7'0")

Master Bedroom 3.8m x 3.1m (12'6" x 10'2")

Master ensuite 1.18m x 2.81m (3'11" x 9'2")

Bathroom 1.68m x 2.12m (5'6" x 7'0")

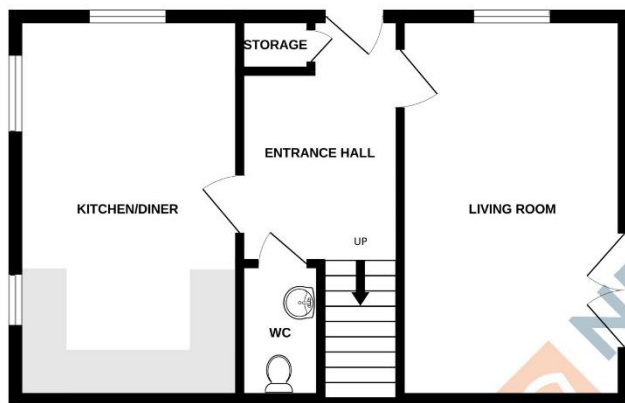
Bedroom 2 2.93m x 2.85m (9'7" x 9'5")

Bedroom 3/Office 2.15m x 2.93m (7'1" x 9'7")

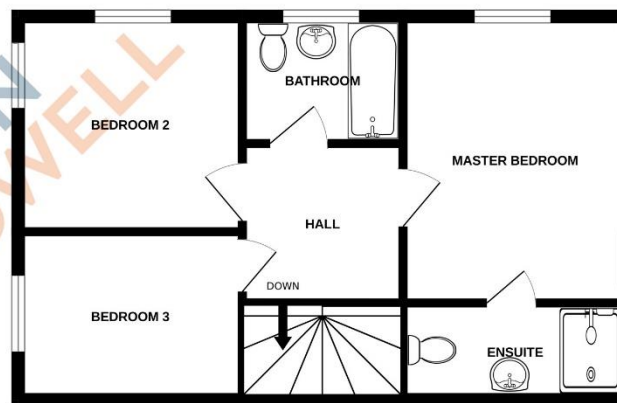
Agent Note

There is an annual maintenance fee of £180 which is paid to Encore Estate Management.

GROUND FLOOR
440 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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+) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.