



28 Orchard Lane, Woodnewton, Stamford, PE8 5EE

 **NEWTON FALLOWELL**

 4  2  3

Key Features

- Spacious Family Home
- Highly Regarded Village Location
- Four Double Bedrooms
- Three Reception Rooms
- Bathroom & Ensuite
- Kitchen & Utility Room
- Air Source Heating System & Solar Panels
- Substantial Garden, Driveway & Double Garage
- EPC Rating D
- Freehold

£525,000





SOLD AS SEEN

Set in the pleasant and highly regarded village of Woodnewton sits this spacious family home offering scope for modernisation boasting THREE RECEPTION ROOMS, FOUR DOUBLE BEDROOMS, a substantial garden of approx 0.87 acres (STS), driveway parking, a detached double garage and Air Source electric central heating with fitted solar panels. NO ONWARD CHAIN

On entering the home, the hallways lead on to all the ground floor rooms and hosts the staircase rising to the first floor accommodation. The ground floor offers a large living room running the full depth of the home with central fireplace and meets the dining room. From the dining room leads in to the hallway to the opposite side of the property and on to the kitchen where there are fitted units and a rear door leading to the side driveway. The utility room houses the electric boiler which is fuelled by the air source units located to the rear of the property and host the meters for the solar panels. There is also a useful ground floor WC and a study completing the ground floor. To the first floor there are four bedrooms with the main bedroom offering an ensuite bathroom and there is a further family bathroom.

Outside the property is a mature garden set behind a dry stone wall with a driveway to one side providing parking for several vehicles and leading to a detached double garage with twin electric roller doors. The rear garden is generous and arranged into three main areas being, a vegetable garden with raised beds and two green houses, an expanse of lawn and

a spinney. The plot measuring approx. 0.87 acres (STS).

Entrance Hall 3.6m x 3.31m (11'10" x 10'11")

Living Room 6.67m x 3.62m (21'11" x 11'11")

Dining Room 3.3m x 2.99m (10'10" x 9'10")

Side Hall 3.64m x 0.87m (11'11" x 2'11")

Kitchen 3.73m x 3.65m (12'2" x 12'0")

Utility Room 2.65m x 2.38m (8'8" x 7'10")

WC 2.02m x 1.18m (6'7" x 3'11")

Office 3.65m x 2.97m (12'0" x 9'8")

First floor landing 4.4m x 1.47m (14'5" x 4'10")

Bedroom 1 3.6m x 3.52m (11'10" x 11'6")

Ensuite 2.61m x 2.2m (8'7" x 7'2")

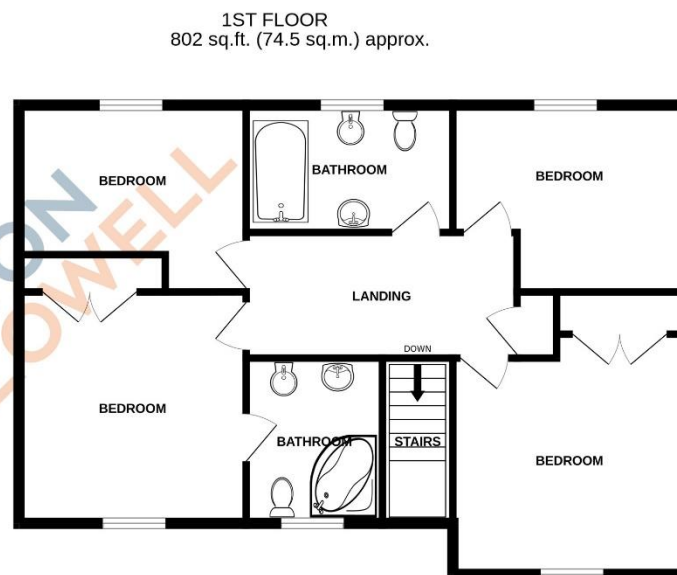
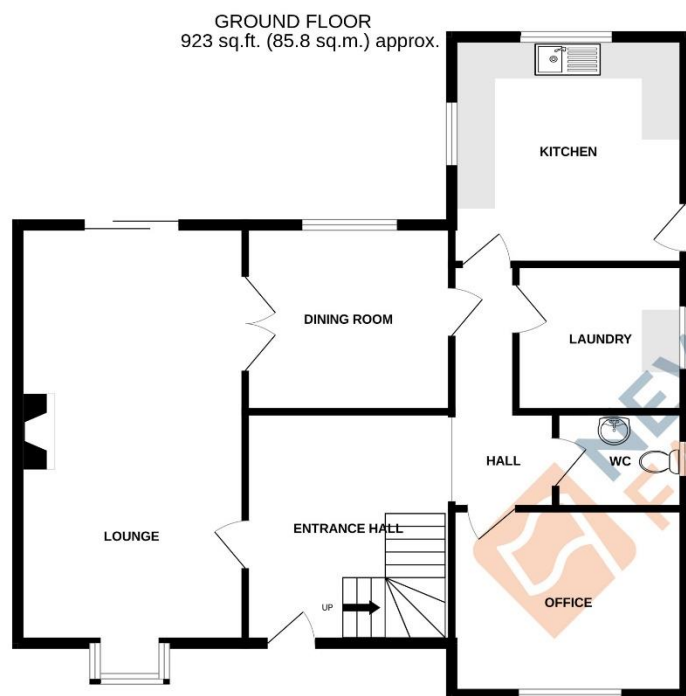
Bedroom 2 3.65m x 3.54m (12'0" x 11'7")

Bedroom 3 3.65m x 2.83m (12'0" x 9'4")

Bedroom 4 3.61m x 2.54m (11'10" x 8'4")

Bathroom 2.88m x 2.15m (9'5" x 7'1")

Double Garage 5.7m x 5.2m (18'8" x 17'1")



TOTAL FLOOR AREA : 1725 sq.ft. (160.3 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		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: East Northamptonshire
Council Tax Band: X

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.