



Sovereign Way, Stamford

 **NEWTON FALLOWELL**

 4  2  2

Key Features

- Immaculately Presented Four Bedroom Town House
- Prime Plot on New Development
- Open Plan Downstairs
- Kitchen/Dining/Family Area
- Recently Landscaped Rear Garden
- Off Road Parking for Two Vehicles
- NO ONWARD CHAIN
- Council Tax Band - D
- EPC Rating B
- Freehold

£495,000





NO ONWARD CHAIN Newton Fallowell are proud to present this exceptional four-bedroom townhouse, positioned as the centrepiece of this modern 2023-built development. Offering generous and versatile living accommodation, this beautifully finished home features four spacious bedrooms, a block-paved driveway, and a recently landscaped rear garden. Viewing is highly recommended to fully appreciate the quality and space on offer.

Upon entering, a bright and spacious hallway provides access to the ground floor reception rooms, a convenient downstairs WC, and the first-floor landing. The first room on the right serves as a dedicated home office, enhanced by dual-aspect windows and custom-fitted storage and desk units.

To the rear of the ground floor lies a stunning open-plan kitchen, dining, and living area - the heart of the home - featuring a central island perfect for entertaining. French doors open out to the rear garden, creating a seamless indoor-outdoor living experience.

The first floor comprises a cosy and inviting living room, bathed in natural light from tri-aspect windows. Also on this level is the principal bedroom, complete with fitted wardrobes and a private en-suite shower room.

The second floor offers three further well-proportioned bedrooms, two of which benefit from built-in wardrobes, as well as a contemporary three-piece family bathroom.

Externally, the property boasts a block-paved driveway with space for two vehicles and gated side access. The rear garden has been recently landscaped and features a stylish patio area, ideal for outdoor dining, with steps leading down to a low-maintenance artificial lawn.

Ideally located within walking distance of local amenities and the highly regarded Stamford Endowed Schools, this impressive property offers both convenience and comfort in a sought-after setting.





Open Plan Kitchen/Dinning/Family Area 5.16m x 4.99m (16'11" x 16'5")

Home Office 2.8m x 2.46m (9'2" x 8'1")

Living Room 4.99m x 3.14m (16'5" x 10'4")

Bedroom One 4.99m x 3.16m (16'5" x 10'5")



Bedroom Two 4.52m x 2.79m (14'10" x 9'2")

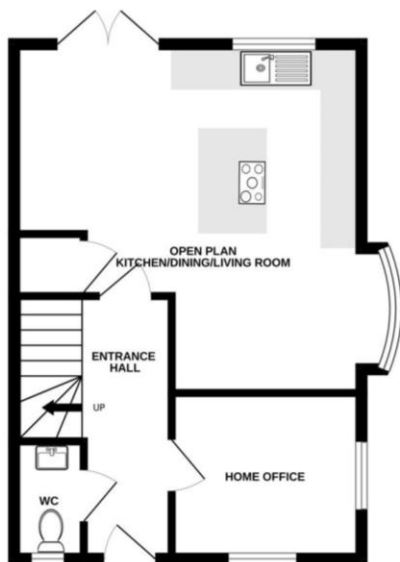
Bedroom Three 3.42m x 2.79m (11'2" x 9'2")

Bedroom Four 3m x 2.11m (9'10" x 6'11")

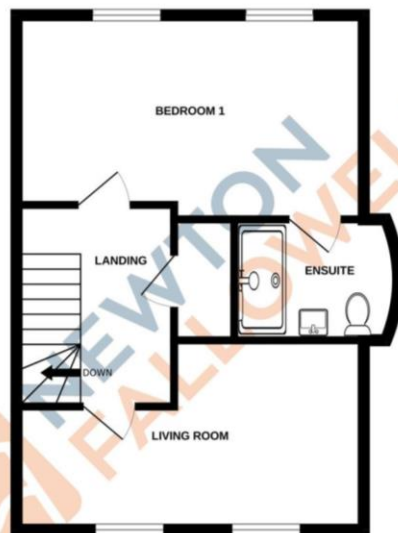




GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



2ND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1380sq.ft. (128.2 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		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
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.