



16 Baston Road, Greatford, Stamford, PE9 4PU

 **NEWTON FALLOWELL**

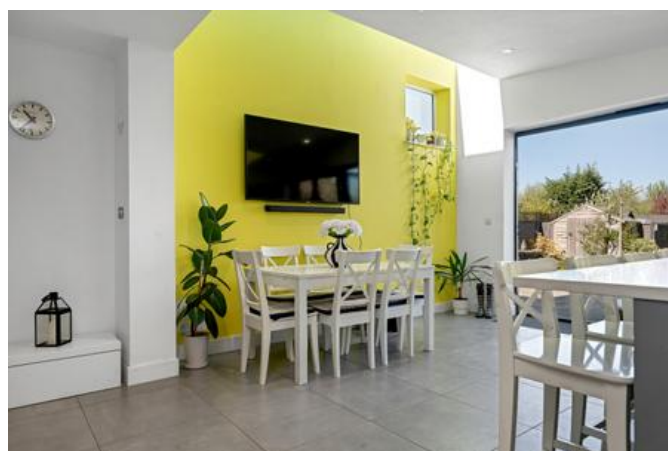


 4    2    2

## Key Features

- Stunning Four Bedroom Home
- Highly Sought After Village Location
- Off Road Parking and Single Garage
- Open Plan Kitchen Dining and Living Area
- Substantial Private Rear Garden
- Stunning Field Views
- Council Tax Band - C
- EPC Rating U
- Freehold

Guide price £425,000





Newton Fallowell are pleased to present this exceptional four-bedroom semi-detached family home, located in the highly desirable village of Greatford. The property has been thoughtfully updated by the current owners and offers spacious, versatile accommodation throughout, including generous reception spaces, four well-proportioned bedrooms, off-road parking, a large private rear garden, and picturesque open field views to the front.

Upon entering, a welcoming porch leads into the main entrance hallway, providing access to the principal ground floor rooms and staircase to the first floor. To the right, a cosy and characterful living room features a charming original fireplace, adding warmth and personality to the space. The ground floor also includes a separate utility room, downstairs cloakroom, additional storage space, and internal access to the single garage—perfect for modern family living.

At the heart of the home lies a stunning open-plan kitchen, dining, and living area—ideal for entertaining and everyday life. This beautifully designed space boasts a central island, integrated appliances, and is flooded with natural light thanks to large windows and bifold doors that lead out to the garden.

Upstairs, the property offers four generously sized bedrooms. The principal bedroom enjoys uninterrupted field views, fitted wardrobes, and a modern en-suite shower room. A stylish family bathroom completes the first floor.

Externally, the property benefits from off-road parking for two vehicles in addition to the garage. The generous rear garden features a patio seating area, a large lawn, a dedicated vegetable patch, and storage sheds—ideal for those who enjoy outdoor living

Entrance Hall 2.27m x 3.47m (7'5" x 11'5")

Lounge 5.14m x 3.66m (16'11" x 12'0")

Open Plan Kitchen/Dining/Living 5.81m x 7.34m (19'1" x 24'1")

Utility Room 2.55m x 2.37m (8'5" x 7'10")

Downstairs WC 0.98m x 1.43m (3'2" x 4'8")

Bedroom One 2.58m x 5m (8'6" x 16'5")

En-Suite Bathroom 1.62m x 2.56m (5'4" x 8'5")

Bedroom Two 3.67m x 3.48m (12'0" x 11'5")

Bedroom Three 3.34m x 3.32m (11'0" x 10'11")

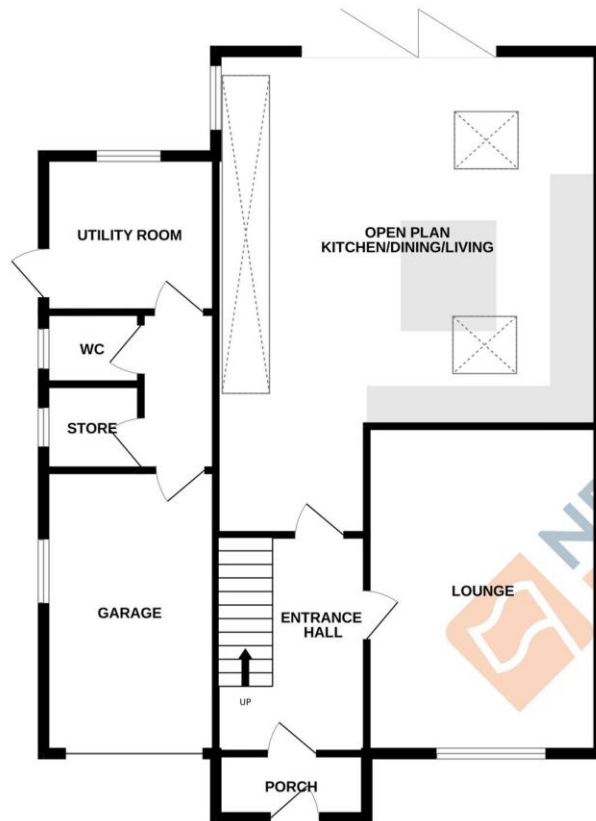
Bedroom Four 2.59m x 2.41m (8'6" x 7'11")

Family Bathroom 2.26m x 1.69m (7'5" x 5'6")

Garage 2.6m x 4.58m (8'6" x 15'0")



GROUND FLOOR  
1018 sq.ft. (94.5 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1716sq.ft. (159.4 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.  
Made with Metropix ©2025

#### COUNCIL TAX INFORMATION:

Local Authority:  
Council Tax Band: C

#### 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.