



Rutland Road, Stamford

 **NEWTON FALLOWELL**



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## Key Features

- Stunning Four Bedroom Family Home
- Fully Modernised Throughout to a High Standard
- Four Double Bedrooms with Fitted Storage
- Walking Distance to Local Amenities and Schools
- Ideal Cul De Sac Location next to an Open Green
- Off Road Parking and Single Garage
- Council Tax Band - D
- EPC Rating - TBC
- Freehold

£435,000







Located in one of Stamford's most desirable areas and within easy walking distance of local amenities, this beautifully presented four-bedroom detached home has been fully modernised throughout, offering stylish and spacious living for the modern family.

Set over two floors, the accommodation begins with a welcoming entrance hall leading to a bright and generous living room featuring a bay window and an elegant feature fireplace. An open archway connects to the separate dining room, which benefits from patio doors opening onto the rear garden—ideal for both everyday living and entertaining.

The newly fitted kitchen offers a wealth of modern units, quality worktops, and views over the private rear garden. A secondary hallway gives access to a stylish downstairs cloakroom and the single integral garage.

Upstairs, the first-floor landing leads to four well-proportioned double bedrooms, three of which include built-in wardrobes. The principal bedroom boasts a sleek new en suite shower room, while the remaining bedrooms are served by a contemporary three-piece family bathroom.



Outside, the front of the property includes a driveway with off-road parking, access to the garage, and a mature front garden. Gated side access leads to the enclosed rear garden, complete with a patio seating area, pond, lawn, and beautifully established borders filled with trees, shrubs, and flowers—perfect for outdoor relaxation and entertaining.



Entrance Hall 2.39m x 1.32m (7'10" x 4'4")

Lounge 4.85m x 5.31m (15'11" x 17'5")

Dining Room 2.79m x 2.57m (9'2" x 8'5")

Kitchen/ Breakfast Room 4.5m x 2.57m (14'10" x 8'5")



Cloakroom 1.4m x 1.19m (4'7" x 3'11")

Single Garage 5.54m x 2.41m (18'2" x 7'11")

Bedroom One 3.89m x 3.58m (12'10" x 11'8")

En-Suite Bathroom 1.91m x 1.35m (6'4" x 4'5")



Bedroom Two 3.58m x 2.46m (11'8" x 8'1")

Bedroom Three 2.82m x 3.66m (9'4" x 12'0")

Bedroom Four 2.59m x 2.46m (8'6" x 8'1")

Family Bathroom 2.44m x 1.96m (8'0" x 6'5")





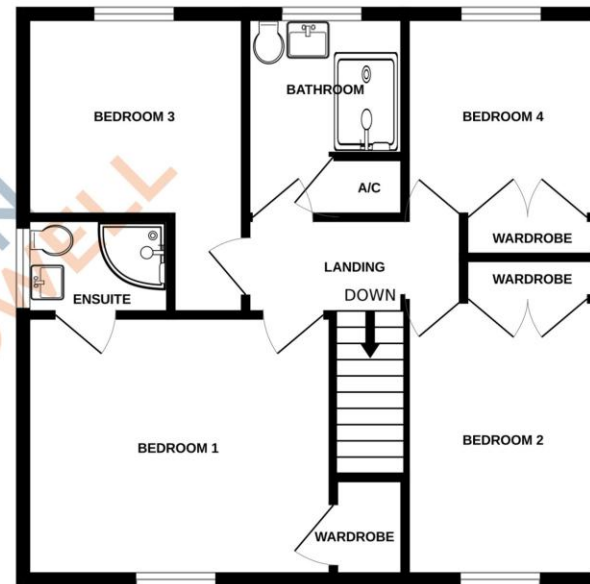




GROUND FLOOR  
596 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR  
562 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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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#### 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.