



46 Gresley Drive, Stamford, PE9 2ZB

 **NEWTON FALLOWELL**

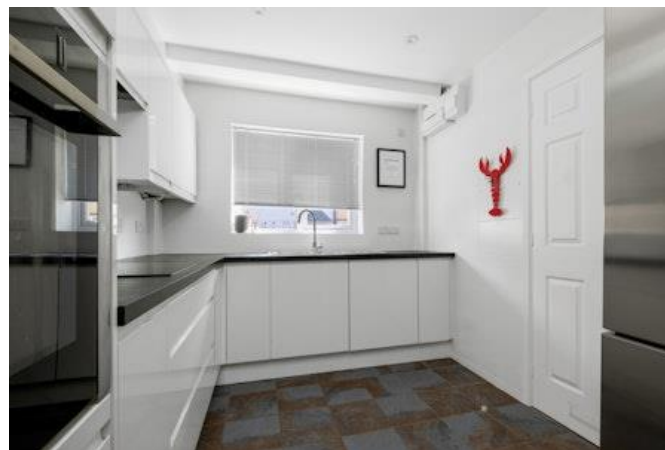


 4  2  2

## Key Features

- Four bedroom mid terrace
- Close proximity to Stamford train station, meadows & town centre
- Two reception rooms
- Three double bedrooms & a home office/additional bedroom
- Three piece family shower room & ensuite in bedroom one
- Courtyard garden
- Driveway & oversized garage
- EPC Rating D

£425,000





Discover modern elegance and convenience with this stunning mid-terraced home in Stamford. Ideally located close to the Train Station and Stamford Meadows, this property offers seamless living and entertaining spaces.

Step inside to a welcoming entrance hall that leads to a contemporary kitchen and an inviting lounge, both connected to a bright, light-filled dining area. French doors open onto a charming courtyard garden—perfect for al fresco dining and relaxing outdoors.

Upstairs, the master bedroom boasts a sleek en-suite and built-in wardrobes, providing ample storage. Two additional double bedrooms and a versatile home office—or an extra bedroom—offer flexible space for your needs. The family shower room adds to the home's practicality.

Additional features include a driveway, an oversized garage equipped with EV charge points, and a utility area for added convenience. Recently upgraded with Gigabit fibre and Category 6 wiring, this home ensures both comfort and cutting-edge connectivity.

Experience modern living in the heart of Stamford—schedule your viewing today!







Entrance hall 2.93m x 1.82m (9'7" x 6'0")

Kitchen 3.76m x 2.49m (12'4" x 8'2")

Living room 4.36m x 3.67m (14'4" x 12'0")

Garden room 3.52m x 3.36m (11'6" x 11'0")



Landing 4.58m x 2.53m (15'0" x 8'4")

Bedroom one 3.94m x 2.51m (12'11" x 8'2")

Ensuite 1.81m x 1.8m (5'11" x 5'11")

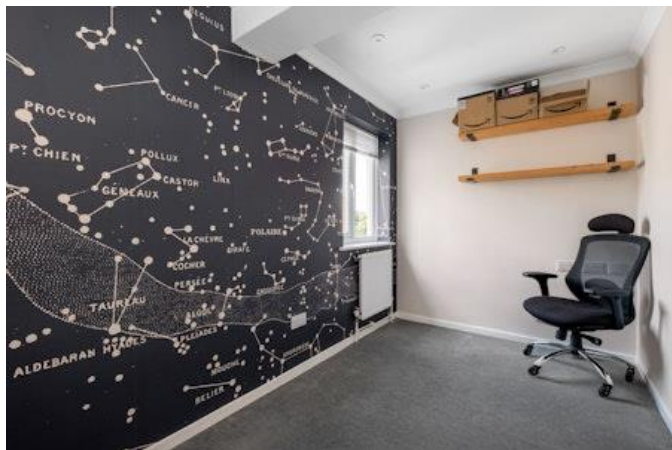
Bedroom two 4.42m x 2.48m (14'6" x 8'1")

Bedroom three 2.93m x 2.49m (9'7" x 8'2")

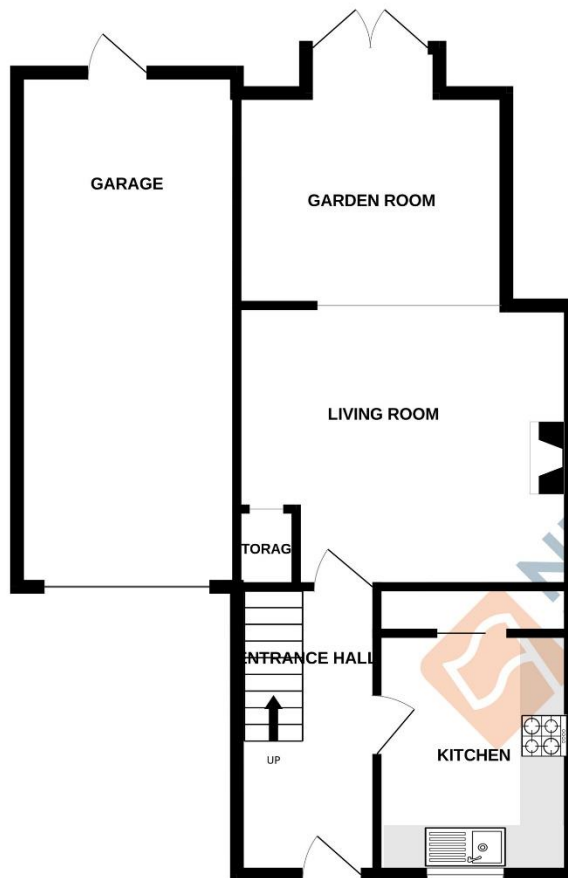
Bedroom four 3.63m x 1.98m (11'11" x 6'6")

Shower room 2.45m x 1.6m (8'0" x 5'2")

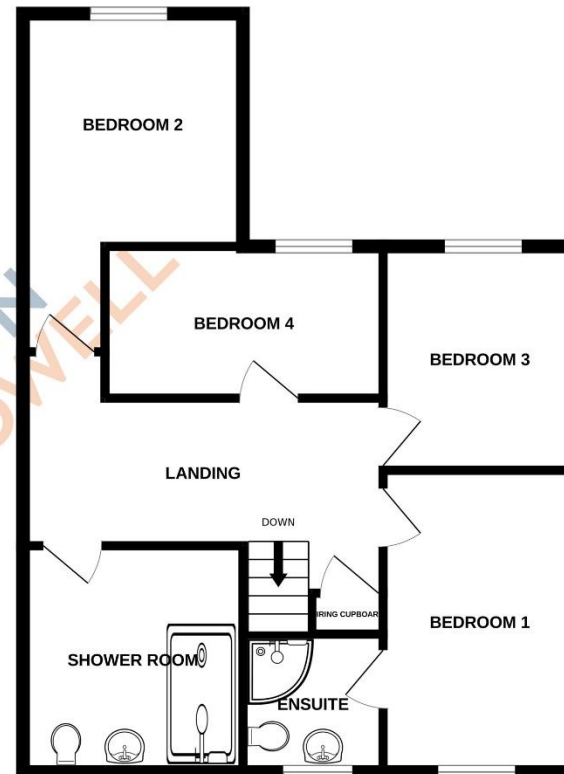
Garden 6.7m x 2.87m (22'0" x 9'5")



GROUND FLOOR  
667 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 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		
81-91	B		
69-80	C		70 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: SKDC  
Council Tax Band: E

#### 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 £62 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.