



20 Drift Avenue, Stamford, PE9 1UY

 **NEWTON FALLOWELL**



2 1 2

## Key Features

- Two Bedroom Semi-Detached
- Two Reception Rooms
- Driveway Providing Parking for Two Vehicles
- Landscaped South Facing Rear Garden
- Two Large Double Bedrooms
- Ideal Location within Walking Distance to Stamford Town Centre
- Council Tax Band - B
- EPC Rating D
- Freehold

£270,000





Newton Fallowell are delighted to present this beautifully maintained two-bedroom semi-detached home, ideally located within walking distance of Stamford town centre, local amenities, and well-regarded schools. This stunning property has been meticulously cared for and viewing is highly recommended to fully appreciate all that this home has to offer.

Upon entering the property, you are welcomed by a spacious entrance hall providing access to the ground floor reception rooms, a convenient downstairs cloakroom, and the staircase to the first floor. The first door opens into a modern kitchen, featuring excellent worktop space, a range of integrated appliances, and a clever understairs storage area ideal for use as a pantry or utility space.

Moving through the property, you'll find a generous lounge complete with a gas fireplace and a front-facing window. The standout feature of this home is the impressive sunroom to the rear - a versatile space that overlooks the beautifully landscaped garden, perfect for relaxing or entertaining year-round. Upstairs, the main bedroom benefits from dual-aspect windows that flood the room with natural light. The second bedroom is also a well-proportioned double. Completing the first floor is a stylish, modern three-piece family bathroom.

Externally, the property boasts a recently laid tarmac driveway with space for two vehicles. The rear garden is mainly laid to lawn, with separate patio and decking areas providing ideal outdoor seating and entertaining spaces.







Entrance Hall 1.98m x 1.52m (6'6" x 5'0")

Downstairs Cloakroom 1.45m x 0.79m (4'10" x 2'7")



Living Room 5.26m x 3.43m (17'4" x 11'4")

Sun Room 3.63m x 3.33m (11'11" x 10'11")

Kitchen/Breakfast Room 3.58m x 2.64m (11'8" x 8'8")

Bedroom One 4.57m x 3.4m (15'0" x 11'2")



Bedroom Two 3.66m x 2.54m (12'0" x 8'4")

Family Bathroom 1.93m x 1.78m (6'4" x 5'10")

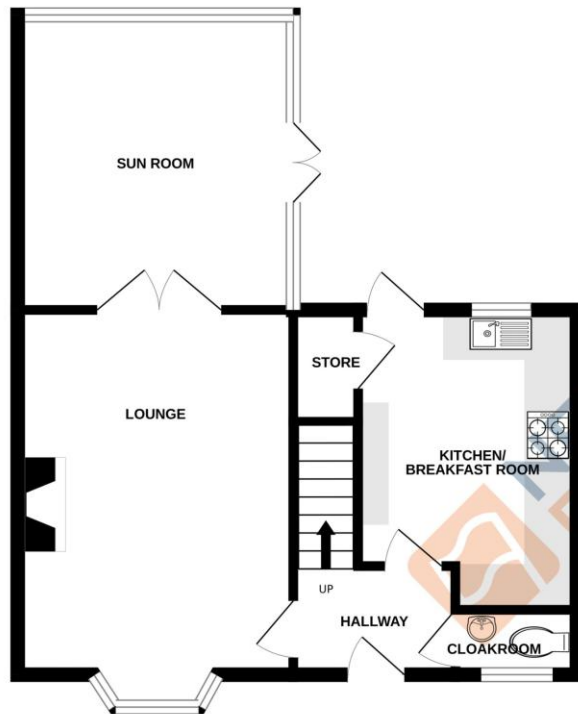




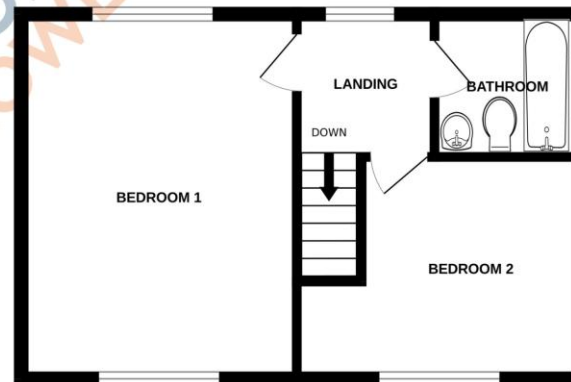




GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 883sq.ft. (82.0 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		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: SKDC

Council Tax Band: B

#### 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.