



Vence Close, Stamford

 **NEWTON FALLOWELL**

 4  3  3

Key Features

- Immaculately Presented Four Bedroom Family Home
- Ample Downstairs Living Accommodation with Separate Reception Rooms
- Main Bedroom Offering Fitted Wardrobes, Modern En-Suite and Balcony
- Impeccable Finishes Throughout
- Situated in a Prime Cul De Sac in easy Walking Distance to Stamford Town Centre
- Block Paved Front Driveway
- Landscaped Private Rear Garden with Home Office
- Council Tax Band - E
- EPC Rating C
- Freehold

£830,000





No Onward Chain Newton Fallowell are proud to present this exceptional, fully renovated family home, ideally positioned in a highly desirable cul-de-sac just a short walk from Stamford Town Centre. Boasting generous and versatile living space, four double bedrooms with fitted wardrobes, three bathrooms, and an immaculate landscaped rear garden, this property is perfectly suited for modern family living and entertaining.

Upon entry, a spacious hallway welcomes you, offering access to two separate reception rooms, a downstairs cloakroom, and stairs to the first floor. To the right, a bright and elegant living room features dual-aspect windows and a charming fireplace. Flowing through the home, you'll find a formal dining room that seamlessly connects to a generous family room and a stunning open-plan kitchen.

The kitchen has been recently fitted to a high specification, featuring quartz worktops, a suite of integrated appliances including twin electric ovens, twin fridge freezers, a wine cooler, a dishwasher, a built-in microwave, and a five-burner gas hob. Adjacent to the kitchen is a separate utility room with integral washing machine and tumble dryer and additional access to the front of the property—ideal for practical family living.

Upstairs, you'll find four spacious double bedrooms all with fitted wardrobes. The principal and second bedrooms benefit from stylish en-suite shower rooms. A standout feature of the first floor is the private balcony overlooking the beautifully maintained rear garden. A sleek four-piece family bathroom with bath and walk in shower completes this level.

Externally, the property features a generous block-paved driveway offering ample off-road parking, a substantial front garden (with potential for further parking), and two EV charging points. The landscaped rear garden is a true highlight, complete with multiple patio and decked seating areas, a well-maintained lawn, and a versatile timber-framed home office.





Kitchen 5.49m x 3.61m (18'0" x 11'10")

Living Room 4.72m x 3.91m (15'6" x 12'10")

Dining Room 3.48m x 3.48m (11'5" x 11'5")

Family Room 4.37m x 3.68m (14'4" x 12'1")



Utility Room 2.46m x 1.63m (8'1" x 5'4")

Bedroom One 5m x 3.84m (16'5" x 12'7")

En-Suite 1.8m x 1.75m (5'11" x 5'8")

Bedroom Two 4.72m x 3.94m (15'6" x 12'11")

En-Suite 1.83m x 1.38m (6'0" x 4'6")

Bedroom Three 3.89m x 2.82m (12'10" x 9'4")

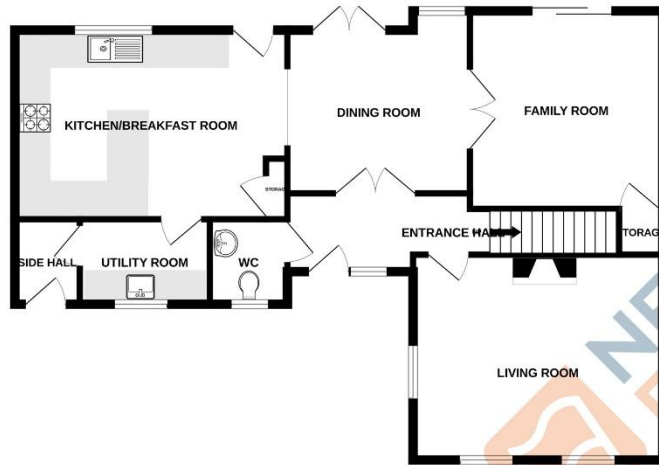
Bedroom Four 3.43m x 2.44m (11'4" x 8'0")

Family Bathroom 3.61m x 1.75m (11'10" x 5'8")

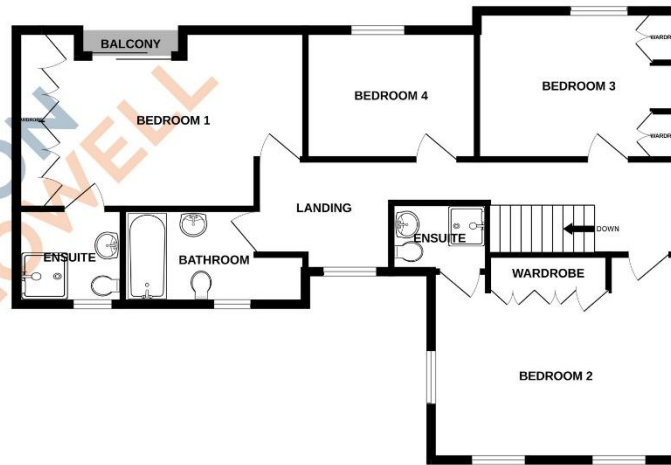




GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 1830 sq.ft. (170.0 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		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
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 £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.