



Waverley Place, Stamford

 **NEWTON FALLOWELL**



Key Features

- Large Two Bedroom Property
- Stunning Cul De Sac Locaiton
- Large Mature Rear Garden
- No Onward Chain
- Ample Off Road Parking and Single Garage
- Offering Great Scope and Potential (STP)
- Council Tax Band - B
- EPC Rating D
- Freehold

Offers in excess of £325,000





No Onward Chain This inviting property opens into a spacious entrance hall, offering access to a modern downstairs bathroom complete with a three-piece suite. From the hallway, doors lead to the main reception areas, which include a generously proportioned sitting room, a versatile dining room (which could easily function as a third bedroom), and a well-appointed kitchen.

Situated at the front of the house, the dining room provides flexible living space, ideal as a ground-floor bedroom if desired. The sitting room is bright and spacious, featuring an attractive fireplace and French doors that open into a conservatory overlooking the rear garden. The kitchen is located to the side of the property and is fitted with a comprehensive range of base and wall units, with a window offering pleasant views of the landscaped garden. Upstairs, the property boasts two generously sized double bedrooms, one of which benefits from its own private en suite shower room.

Externally, the home is approached via a large paved driveway providing ample off-road parking for multiple vehicles, complemented by a mature front garden. To the rear, the beautifully landscaped garden features a patio, various seating areas, and well-established borders, all enclosed by fencing and hedging to ensure a high degree of privacy.





Living Room 5.48m x 3.65m (18'0" x 12'0")

Dining Room 3.13m x 2.74m (10'4" x 9'0")

Kitchen 2.98m x 2.62m (9'10" x 8'7")

Conservatory 5.14m x 3.82m (16'11" x 12'6")

Bedroom One 4.04m x 3.58m (13'4" x 11'8")

Bedroom Two 3.94m x 3.67m (12'11" x 12'0")

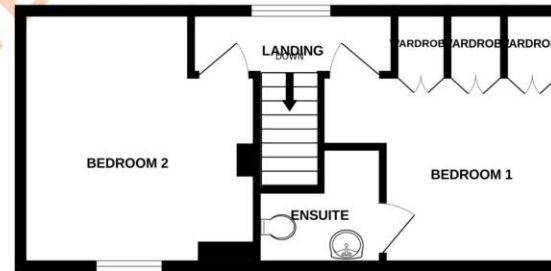
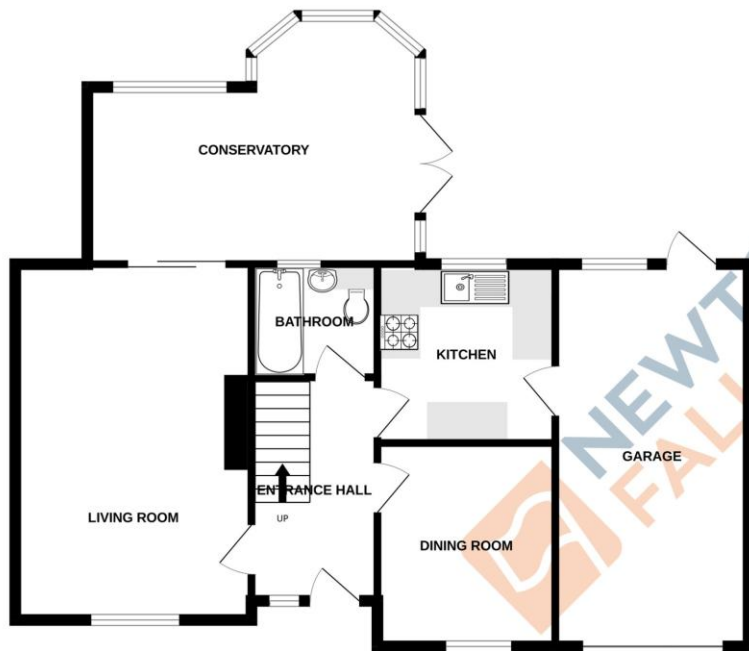
Single Garage 5.9m x 2.98m (19'5" x 9'10")





GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.1 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		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
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 £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.