



Primrose Way, Stamford

 **NEWTON FALLOWELL**

 4  2  3

Key Features

- Extended Four Bedroom Family Home
- Prime Location Close Proximity to Schools, Amenities and the A1
- Ample Off Road Parking and Double Garage
- Spacious Private Rear Garden
- Multiple Downstairs Reception Rooms
- Four Generous Bedrooms
- Council Tax Band - D
- EPC Rating – TBC
- Freehold

£475,000





Newton Fallowell are delighted to present this beautifully extended four-bedroom family home, perfectly positioned within the sought-after Rutland Heights development. Offering exceptional ground-floor living space, four generously sized bedrooms, a well-maintained rear garden, and ample off-road parking with a double garage, this property is ideal for growing families.

Upon entering, you are welcomed by a spacious entrance hall providing access to the ground-floor reception rooms, cloakroom, and stairs to the first floor. The impressive living room features a charming fireplace and French doors leading to a full-width conservatory, flooding the space with natural light. The property also benefits from a formal dining room, a well-equipped kitchen, and a separate utility room with direct garden access. A versatile additional reception room—perfect as a snug, playroom, or home office—completes the ground floor.

Upstairs, you will find four generous bedrooms. The principal bedroom, positioned at the front of the home, enjoys its own en-suite shower room. A family bathroom and an airing cupboard complete the first floor.

To the front, a gravelled driveway provides plentiful off-road parking and leads to the double garage. The private rear garden is mainly laid to lawn, complemented by a patio seating area.





Living Room 5.53m x 3.17m (18'1" x 10'5")

Dining Room 3.59m x 3.22m (11'10" x 10'7")

Kitchen 3.64m x 4.65m (11'11" x 15'4")

Utility Room 2.54m x 1.84m (8'4" x 6'0")

Snug/Home Office 2.43m x 4.23m (8'0" x 13'11")



Conservatory 5.65m x 3.6m (18'6" x 11'10")

WC 2.42m x 1.09m (7'11" x 3'7")

Bedroom One 3.69m x 3.25m (12'1" x 10'8")

Ensuite 1.83m x 2.06m (6'0" x 6'10")



Bedroom Two 3.66m x 3.68m (12'0" x 12'1")

Bedroom Three 2.92m x 2.34m (9'7" x 7'8")

Bedroom Four 2.76m x 2.89m (9'1" x 9'6")

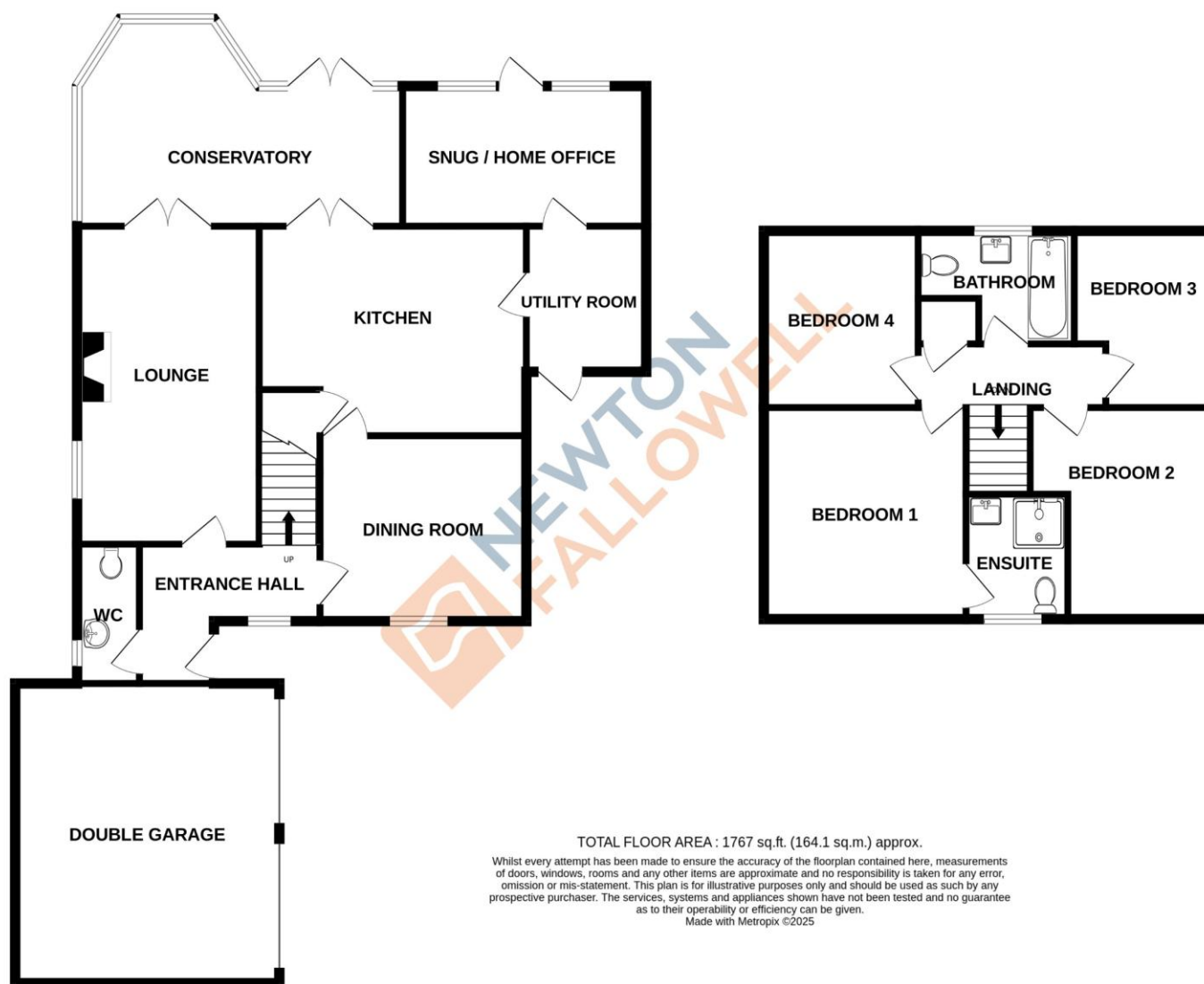
Bathroom 2.7m x 1.68m (8'11" x 5'6")





GROUND FLOOR
1200 sq.ft. (111.5 sq.m.) approx.

1ST FLOOR
567 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1767 sq.ft. (164.1 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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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.