



Lindsey Road, Uffington

 **NEWTON FALLOWELL**

3 1 3

Key Features

- Extended Three Bedroom Family Home
- Large Front and Rear Garden
- Multiple Downstairs Reception Rooms
- Off Road Parking and Single Garage
- Highly Sought After Village Location
- Prime Cul De Sac Position
- Council Tax Band - C
- EPC Rating - TBC
- Freehold

£325,000





Newton Fallowell are delighted to present this extended three-bedroom family home, ideally located in the highly sought-after village of Uffington, just two miles from Stamford. The property is perfectly positioned within walking distance of local primary schools and bus stops, making it a convenient choice for families.

Upon entering through the porch, you are welcomed into a generous entrance hall providing access to the ground floor reception rooms and first floor. To the left is a versatile reception room, added by the current owners, which is presently used as a formal dining room but has also served as an additional bedroom. To the right, the spacious living room features a charming fireplace and flows through to a cosy snug with patio doors opening out to the garden. At the rear, the fitted kitchen includes a walk-in pantry and leads through to a separate utility/breakfast room, complete with a downstairs WC.

Upstairs, the home offers two well-proportioned double bedrooms and a third good-sized single, ideal as a home office or nursery. A three-piece family bathroom completes the first floor.

Externally, the property benefits from a mature front garden with pathway to the entrance, while the rear garden is mainly laid to lawn with a separate patio area, perfect for outdoor entertaining. Additional features include two off-road parking spaces and a single garage.





Entrance hall 1.81m x 4.4m (5'11" x 14'5")

Lounge 3.32m x 4.63m (10'11" x 15'2")

Snug 2.61m x 3.01m (8'7" x 9'11")

Kitchen 2.52m x 3.2m (8'4" x 10'6")

Utility 3.21m x 3.86m (10'6" x 12'8")



WC 0.79m x 2.29m (2'7" x 7'6")

Dining room 3.48m x 3.22m (11'5" x 10'7")

Landing 3.28m x 2.36m (10'10" x 7'8")

Bedroom one 3.38m x 3.01m (11'1" x 9'11")



Bedroom two 2.87m x 3.49m (9'5" x 11'6")

Bedroom three 2.14m x 2.22m (7'0" x 7'4")

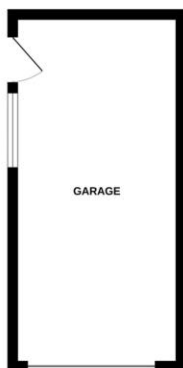
Bathroom 1.68m x 2.29m (5'6" x 7'6")

Garage 2.84m x 5.99m (9'4" x 19'8")

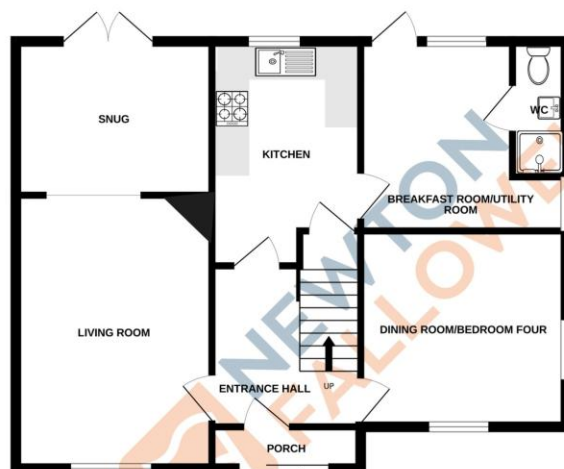




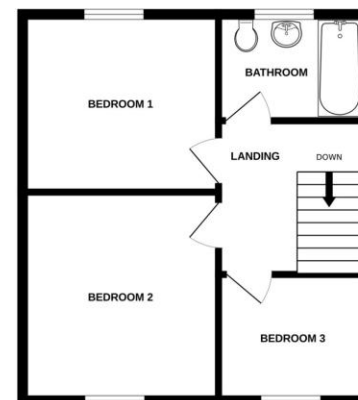
GARAGE
183 sq.ft. (17.0 sq.m.) approx.



GROUND FLOOR
699 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (119.9 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: C

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.