



Sovereign Way, Stamford

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Immaculate Three Bedroom Family Home
- Stunning High Quality Finish Throughout
- Short Walk into Stamford Town Centre
- Highly Sought After Position, with a Great Plot
- Ample Private Off Road Parking
- Professionally Landscaped Low Maintenance Rear Garden
- 9 Years NHBC Remaining
- Council Tax Band - B
- EPC Rating B
- Freehold

Guide Price £415,000 - £425,000





Newton Fallowell are proud to present this nearly new three-bedroom family home, ideally positioned within the sought-after Stamford Gardens development, just a short 10-minute stroll from Stamford town centre. Built less than a year ago, the property remains under NHBC warranty with over nine years remaining, offering buyers complete peace of mind.

Immaculately presented throughout, the home has been thoughtfully designed for modern family living. On arrival, you are welcomed into a bright entrance hall with access to the downstairs cloakroom, reception rooms and first-floor landing. To the left, the stylish living room features dual-aspect windows, a bespoke media wall and contemporary electric fire, creating a warm and inviting focal point.

To the rear, the impressive open-plan kitchen and dining area boasts high-quality fittings and integrated appliances, perfect for everyday living and entertaining. French doors lead directly to the garden, while a separate utility room provides additional convenience.

Upstairs, there are three well-proportioned bedrooms, two of which benefit from built-in wardrobes. The principal bedroom further enjoys a sleek en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property offers a private driveway with parking for two vehicles and gated side access to the rear garden. The garden itself has been attractively landscaped with multiple patio seating areas and an artificial lawn, creating a stylish yet low-maintenance outdoor space ideal for relaxing and entertaining. The vendors have also acquired an additional piece of land extending the plot even





further.

Entrance Hall 1.98m x 1.43m (6'6" x 4'8")

Kitchen/Diner 2.69m x 5.55m (8'10" x 18'2")

Lounge 5.56m x 3.1m (18'2" x 10'2")

Utility Room 1.96m x 2.28m (6'5" x 7'6")

WC 0.97m x 1.64m (3'2" x 5'5")

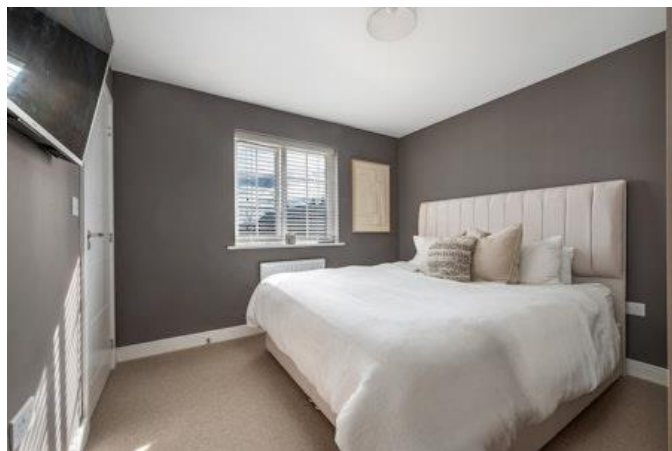
Bedroom One 3.36m x 3.17m (11'0" x 10'5")

En-Suite 1.79m x 1.55m (5'11" x 5'1")

Bedroom Two 3.11m x 2.75m (10'2" x 9'0")

Bedroom Three 2.73m x 2.75m (9'0" x 9'0")

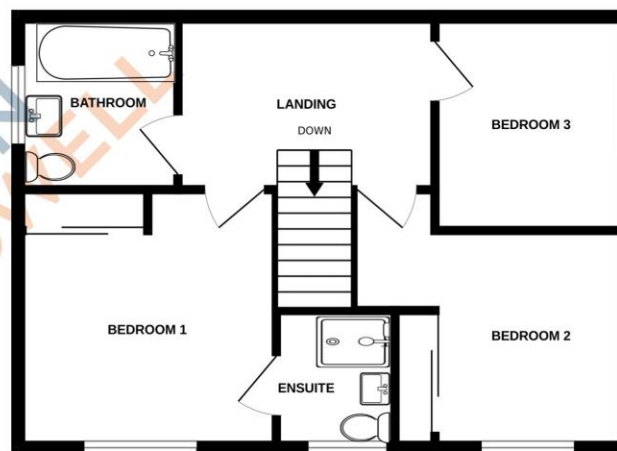
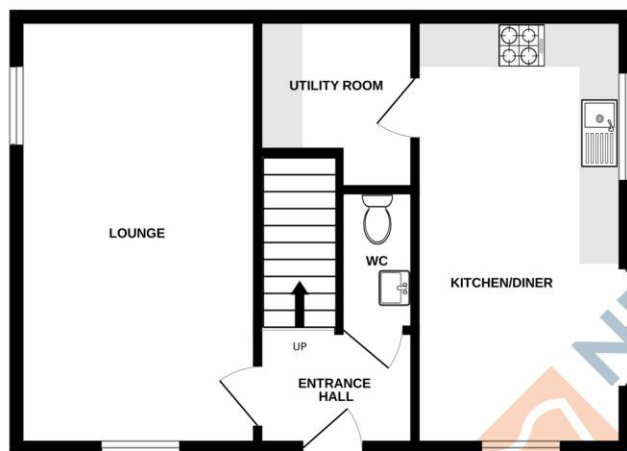
Bathroom 2.12m x 2.06m (7'0" x 6'10")





GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.

1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1003sq.ft. (93.2 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		95 A
81-91	B	84 B	
69-80	C		
55-68	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.