3 Goody Rudkin Close, Stamford, PE9 3WP

NEWTON FALLOWELL

4 2 2

Key Features

- Detached Family Home
- Two Reception Rooms
- Spacious Kitchen Diner With Integrated Appliances
- Four Well-Balanced Bedrooms
- Family Bathroom & Three Piece Ensuite
- Double Garage & Driveway Providing Off Road Parking
- Easy Access To The A1
- EPC Rating B
- Freehold

£635,000

Newton Fallowell are delighted to present this beautifully appointed four-bedroom detached family home with double garage, perfectly positioned in a sought-after area of Stamford with easy access to the A1.

This stylish home offers versatile and well-proportioned accommodation across two floors, combining modern living with a practical layout. Upon entering you are welcomed with a bright entrance hall featuring a storage cupboard and stairs to the first floor. To one side, a light and airy living room enjoys patio doors opening directly onto the rear garden, creating a seamless indoor-outdoor flow. Opposite, a separate dining room provides a flexible space for entertaining or family meals. A convenient downstairs WC adds practicality, while the heart of the home is the spacious kitchen diner, fitted with a wealth of units and integrated appliances.
To the first floor, the landing leads to four well-balanced bedrooms, including a three-piece en suite in bedroom one. Completing upstairs is the family bathroom.

Externally, the property is set behind a neat frontage with a double garage and driveway offering ample off-road parking, complemented by a lawn and planted shrubs. To the rear, the garden provides a private retreat, featuring a paved patio for outdoor seating, gravelled areas, and mature planting.
This superb home combines comfort, space, and convenience, making it an excellent choice for families seeking a property in one of Stamford's most popular locations.

Entrance hall 4.46m x 3.29m (14'7" x 10'10")

Cloakroom 1.8m x 0.94m (5'11" x 3'1")

Living Room 4.46m x 4.4m (14'7" x 14'5")

Dining Room 3.31m x 2.94m (10'11" x 9'7")

Kitchen Breakfast Room 6.6m x 3.33m (21'8" x 10'11")

Landing 4.14m x 1.81m (13'7" x 5'11")

Bedroom One 5.98m x 3.32m (19'7" x 10'11")

Ensuite 2.12m x 1.47m (7'0" x 4'10")

Bedroom Two 4.46m x 3m (14'7" x 9'10")

Bedroom Three 3.23m x 2.93m (10'7" x 9'7")

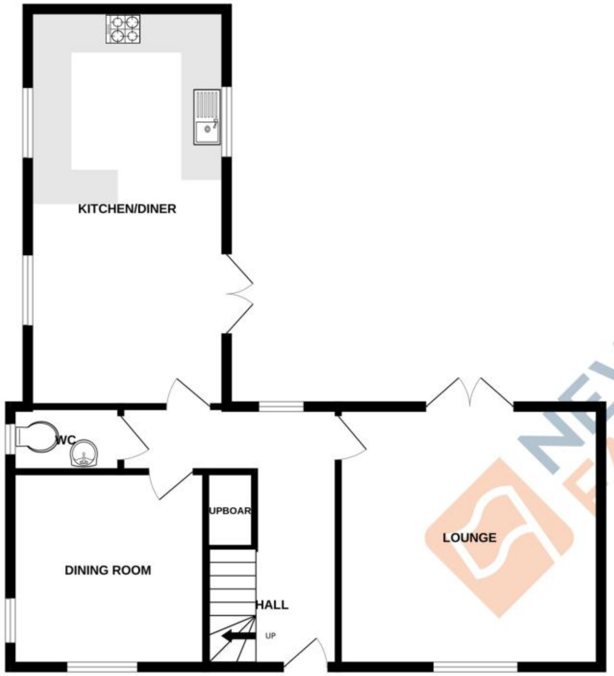
Bedroom Four 3.38m x 2.62m (11'1" x 8'7")

Bathroom 2.23m x 1.78m (7'4" x 5'10")

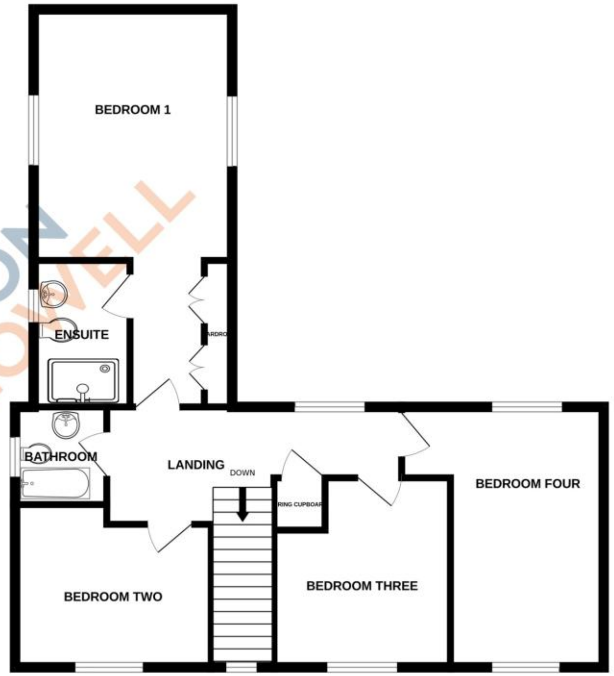
Agent Note

Management fee approx £200 pa to Encore Estate Management

GROUND FLOOR



1ST FLOOR



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:
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.

01780 754530
stamford@newtonfallowell.co.uk
4 Ironmonger Street, Stamford, PE9 1PL

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