Tricklebank Gardens, Stamford

NEWTON FALLOWELL

5 3 3

Key Features

- Immaculately Presented Five Bedroom Family Home
- Incredible Field Views over the River Gwash
- Private Gated Development
- Stunning Open Plan Kitchen Dining Living Space
- No Onward Chain
- Ample Off Road Parking and Double Garage
- Council Tax Band - F
- EPC Rating B
- Freehold

£795,000

No Onward Chain

Newton Fallowell are delighted to present this exceptional five-bedroom detached family home, set within the exclusive, private gated, Tricklebank Gardens development. Built in 2016, the property offers generous living accommodation, landscaped gardens, stunning field views, a double garage, and a prime location within easy reach of Stamford and nearby villages.

A welcoming hallway leads to a bright, dual-aspect living room with an elegant electric fireplace. At the heart of the home, the stunning open-plan kitchen and dining area features quality integrated appliances and two sets of French doors opening onto the rear garden—perfect for entertaining and family living. A separate utility room provides additional storage and access to both the garden and garage. Completing the ground floor are a front-facing study and a convenient WC.

Upstairs, the spacious principal bedroom boasts fitted wardrobes, air conditioning, a dressing room, and a luxurious en-suite. Four further bedrooms, including one with its own en-suite, are served by a modern family bathroom.

Externally, the home sits behind gated access with ample driveway parking and a double garage. The landscaped rear garden offers a lawn, patio terrace, and mature planting, with views stretching across the River Gwash.



Open Plan Kitchen Living Dining 8.35m x 6.24m (27'5" x 20'6")

Living Room 6.2m x 3.51m (20'4" x 11'6")

Home Office 2.45m x 2.39m (8'0" x 7'10")

Utility Room 2.47m x 2.39m (8'1" x 7'10")

Bedroom One 7.81m x 6m (25'7" x 19'8")

Dressing Room 2.47m x 2.47m (8'1" x 8'1")

En-Suite 2.39m x 2.47m (7'10" x 8'1")

Bedroom Two 3.71m x 3.56m (12'2" x 11'8")

En-Suite 2.51m x 2.58m (8'2" x 8'6")

Bedroom Three 3.44m x 3.73m (11'4" x 12'2")

Bedroom Four 3.52m x 2.5m (11'6" x 8'2")

Bedroom Five 2.47m x 3.78m (8'1" x 12'5")

Family Bathroom 2.39m x 2.5m (7'10" x 8'2")

Double Garage 6.00m x 5.27m (19'8" x 17'4")




TRICKLEBANK
GARDENS
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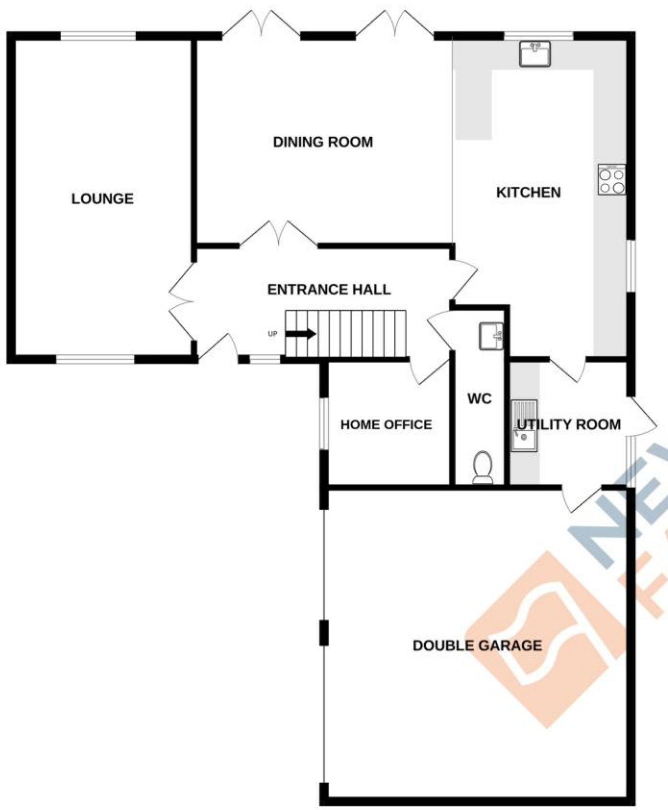
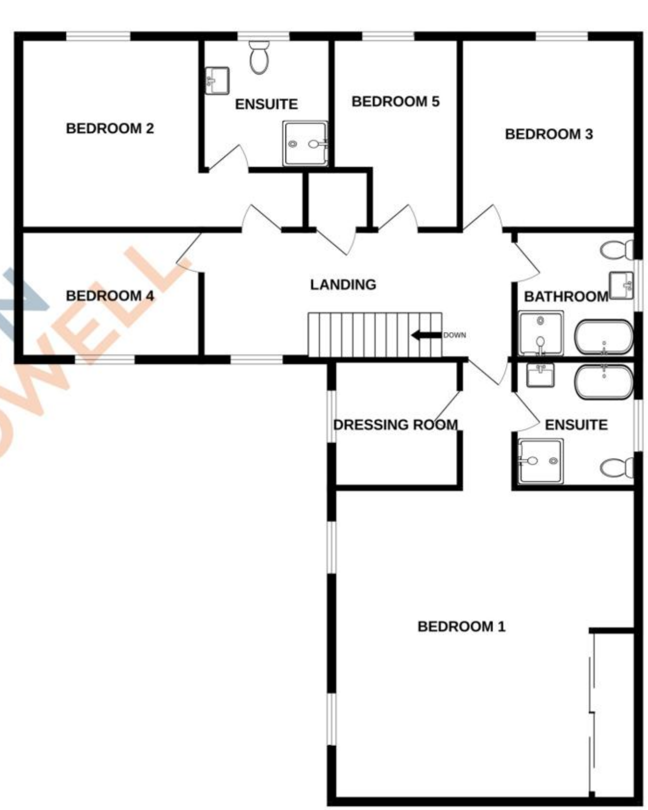
GROUND FLOOR
1342 sq.ft. (124.6 sq.m.) approx.



1ST FLOOR
1341 sq.ft. (124.6 sq.m.) approx.



TOTAL FLOOR AREA : 2683 sq.ft. (249.3 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: F

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.