



Lonsdale Road, Stamford

 **NEWTON FALLOWELL**

 3  1  2

Key Features

- Three Bedroom Semi Detached Family Home
- Incredible Corner Plot Offering Great Scope and Potential
- Great Location Close Proximity to Great Primary Schools
- Ample Off Road Parking and Single Garage
- Modernised All Throughout
- No Onward Chain
- Council Tax Band - C
- EPC Rating – TBC
- Freehold

£370,000





No Onward Chain

Newton Fallowell are delighted to offer this beautifully modernised three-bedroom semi-detached home, situated in one of Stamford's most sought-after locations. Perfectly positioned just moments from highly regarded primary schools, local amenities, and easy access to the A1, this property combines convenience with contemporary living.

Upon entering, you are welcomed by a bright entrance hall providing access to the ground floor reception rooms and the first-floor landing. To the left, the spacious lounge features a charming bay window that floods the room with natural light. To the rear, you'll find a stunning brand-new open-plan kitchen and dining area, complete with a range of integrated appliances set beneath solid oak worktops and a stylish breakfast bar. French doors open directly onto the rear garden, creating the perfect space for entertaining or relaxing.

Upstairs, the property offers three well-proportioned bedrooms, with both the first and second bedrooms being generous doubles. The first floor is completed by a modern three-piece family bathroom.

Externally, this home truly excels. To the front, there is ample off-road parking alongside a single garage. The generous wrap-around rear garden offers plenty of outdoor space, including a substantial side area that provides excellent potential for extension (subject to planning permission).





Entrance Hall 1.79m x 4.04m (5'11" x 13'4")

Lounge 3.36m x 5.04m (11'0" x 16'6")

Kitchen Diner 5.28m x 3.48m (17'4" x 11'5")

Bedroom One 3.07m x 2.41m (10'1" x 7'11")

Bedroom Two 3.68m x 3.37m (12'1" x 11'1")

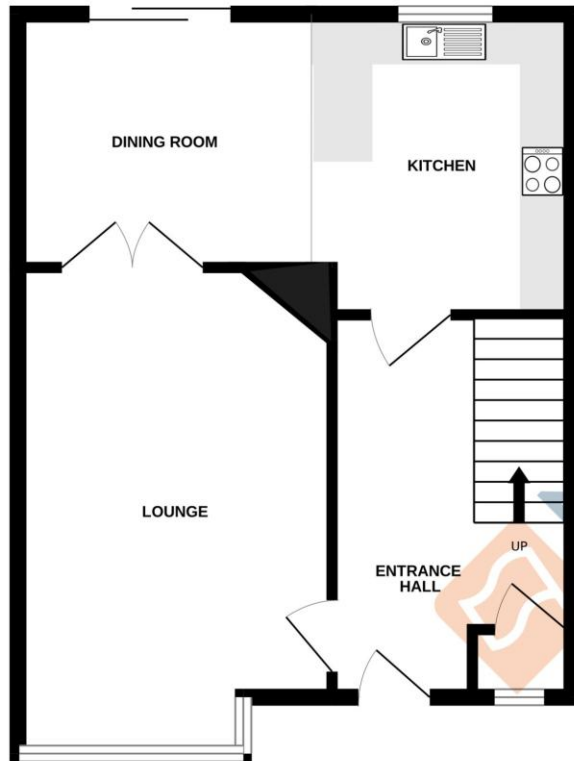
Bedroom Three 2.41m x 2.11m (7'11" x 6'11")

Family Bathroom 2.13m x 1.81m (7'0" x 5'11")

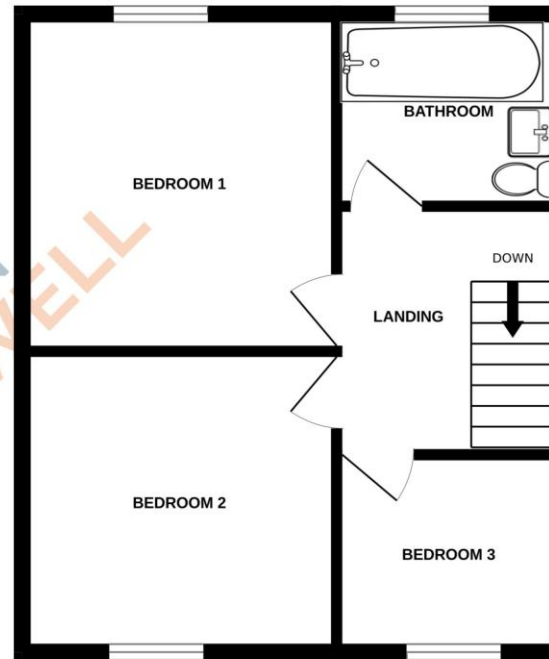




GROUND FLOOR
477 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 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: 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.