



Willoughby Road, Stamford

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Spacious Three Bedroom Family Home
- South Facing and Extremely Private Rear Garden
- Close Proximity to Local Schools and Amenities
- Ample Off Road Parking
- Offering Great Scope and Potential
- Council Tax Band - B
- EPC Rating C
- Freehold

£270,000





Newton Fallowell are delighted to present this spacious three-bedroom mid terrace family home, ideally situated in a quiet cul-de-sac close to local schools, amenities and offering excellent scope and potential.

Upon entering, you are welcomed by an entrance hall providing access to the ground floor reception rooms and the first-floor landing. To the left is a generous living room featuring dual-aspect windows and a charming feature fireplace. To the rear, there is a well-equipped kitchen with a walk-in pantry and additional storage cupboard. Adjacent to the kitchen is a separate dining room, which offers excellent potential to be opened up into one large open-plan space. At the back of the property, you'll also find a convenient downstairs WC and further storage.

The first floor offers three well-proportioned bedrooms, with the two larger doubles benefiting from built-in storage cupboards. Completing the accommodation is a modern three-piece family shower room.

Externally, a block-paved driveway provides ample off-road parking, along with a useful side access passageway. The rear garden enjoys a desirable south-facing aspect and offers exceptional privacy, further complemented by a practical storage outbuilding.





Entrance Hall 2.56m x 1.21m (8'5" x 4'0")

Lounge 3.24m x 5.36m (10'7" x 17'7")

Dining Room 3.01m x 3.19m (9'11" x 10'6")

Kitchen 2.11m x 3.17m (6'11" x 10'5")

WC 0.77m x 1.4m (2'6" x 4'7")



Bedroom One 3.17m x 4.26m (10'5" x 14'0")

Bedroom Two 3.83m x 3.55m (12'7" x 11'7")

Bedroom Three 2.28m x 2.86m (7'6" x 9'5")

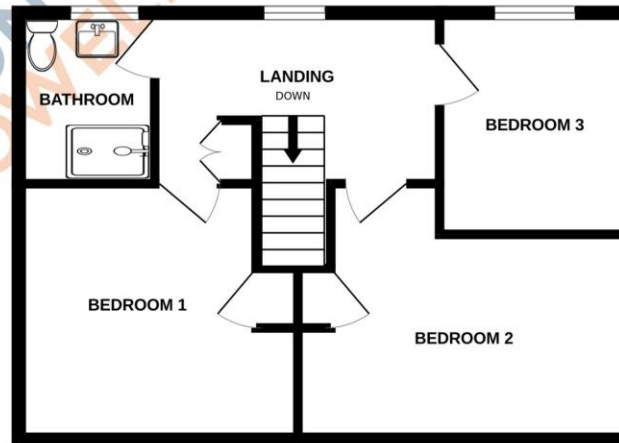
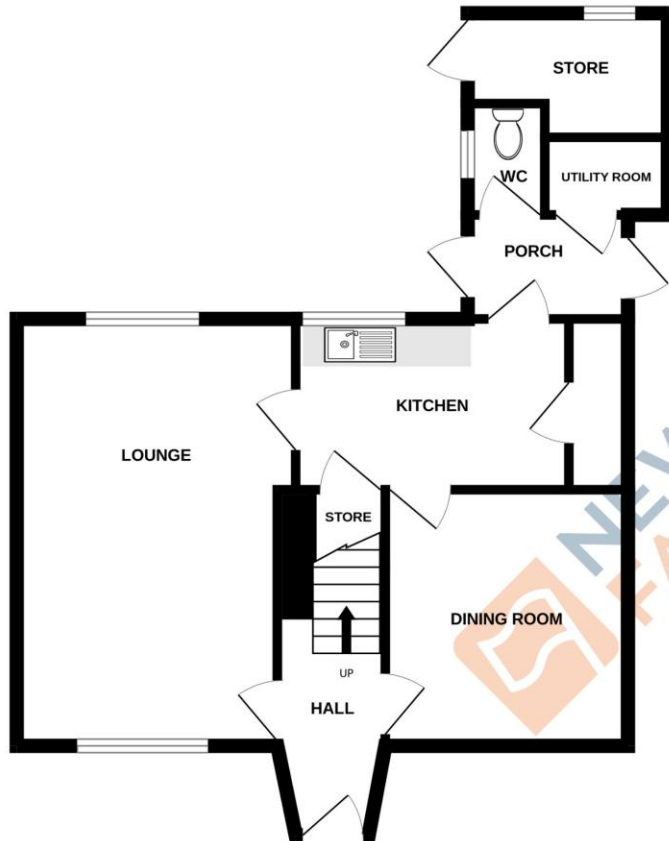
Bathroom 1.69m x 1.82m (5'6" x 6'0")





GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.

1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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		
81-91	B		86 B
69-80	C	72 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.