



Buttercup Close, Stamford

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Extended Four Bedroom Semi-Detached Family Home
- Off Road Parking and Garage
- Cul De Sac Location
- Seperate WC and Utility Room
- Modern Recently Fitted Kitchen
- Council Tax Band - B
- EPC Rating -TBC
- Freehold

£425,000





Newton Fallowell are delighted to present this beautifully extended four-bedroom family home, ideally located on the sought-after Rutland Heights development. The current owners have significantly enhanced the property, adding a spacious fourth double bedroom along with a large kitchen and utility extension.

Upon entering, you are greeted by a welcoming entrance hall providing access to the ground floor reception rooms, a convenient WC, and the first-floor landing. The generous open-plan lounge and dining area features French doors leading to the rear garden, filling the space with natural light and offering an excellent area for entertaining. To the rear, the impressive modern kitchen boasts an induction hob, double oven, and ample storage, while a separate utility room provides additional practicality and access to the garden.

Upstairs, the home offers four well-proportioned bedrooms, including a light-filled main bedroom with dual-aspect windows. The family shower room has been recently refitted with a sleek, contemporary design and high-quality finishes.

Externally, the property benefits from off-road parking via a gravelled driveway, a single garage with a personal door, and a private rear garden mainly laid to lawn with a separate patio area.





Entrance Hall 1.76m x 1.05m (5'10" x 3'5")

WC 1.76m x 0.85m (5'10" x 2'10")

Lounge Diner 7.24m x 4.96m (23'10" x 16'4")

Kitchen 6.71m x 3.54m (22'0" x 11'7")

Utility Room 2.06m x 1.7m (6'10" x 5'7")

Bedroom One 4.71m x 2.93m (15'6" x 9'7")

Bedroom Two 3.73m x 2.67m (12'2" x 8'10")

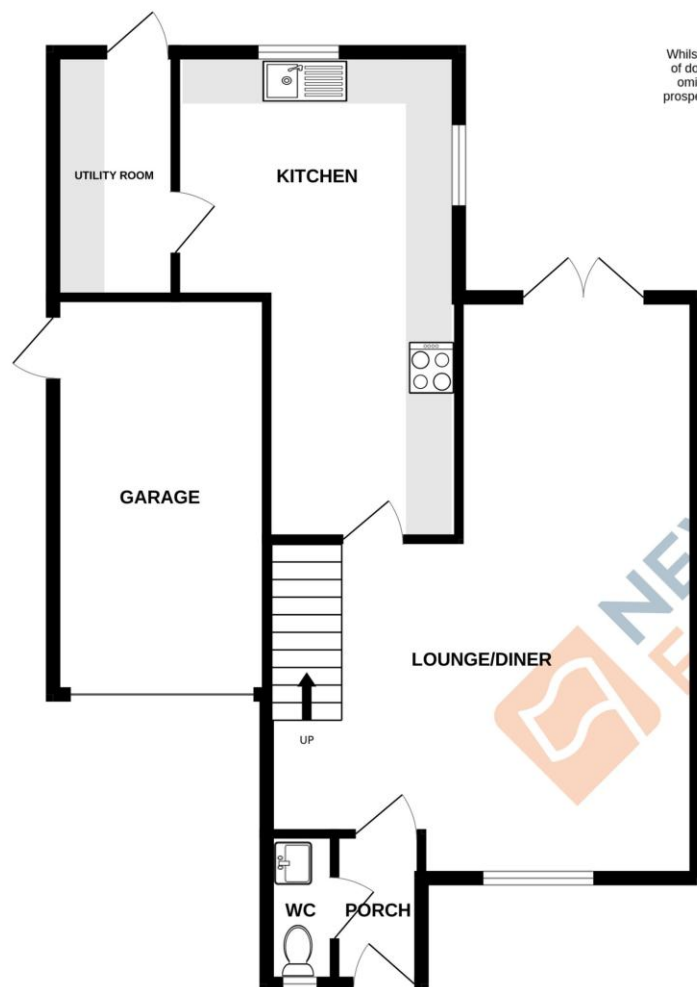
Bedroom Three 3.43m x 3.05m (11'4" x 10'0")

Bedroom Four 2.72m x 2.24m (8'11" x 7'4")

Shower Room 2.5m x 1.65m (8'2" x 5'5")







GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.

TOTAL FLOOR AREA : 1341 sq.ft. (124.6 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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1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.

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.