



3 Avocet Close, Essendine, Stamford, PE9 4UT

 **NEWTON FALLOWELL**

 3  1  3

Key Features

- Extended Three Bedroom Family Home
- Great Village Location Between Stamford and Bourne
- Garden Room Extension
- South Facing Rear Garden
- Off Road Parking to the Front
- Six solar panels (owned)
- Council Tax Band - B
- EPC Rating C
- Freehold

£240,000





Newton Fallowell are delighted to offer for sale this beautifully presented three-bedroom family home, perfectly positioned in a quiet and sought-after cul-de-sac. The current owners have thoughtfully enhanced the property in recent years, most notably with a stunning garden room extension to the rear — creating a bright and versatile living space.

On entering, you are welcomed by a spacious hallway providing access to the ground floor reception rooms and the first-floor accommodation. The lounge, featuring a large bay window, offers a warm and inviting space, leading through to a separate dining room ideal for family meals and entertaining. To the rear sits a well-equipped kitchen, complemented by the impressive garden room extension with a solid roof — perfect for use all year round.

Upstairs, there are two generous double bedrooms and a third single bedroom, which would also make an excellent home office or nursery. A modern family bathroom completes the first-floor layout.

Outside, the property enjoys off-road parking via a private driveway. The south-facing rear garden is mainly laid to lawn, with a gravelled sunken patio area providing the perfect spot for outdoor dining and relaxation.





Lounge 3.97m x 3.49m (13'0" x 11'6")

Dining Room 3.27m x 2.4m (10'8" x 7'11")

Kitchen 1.95m x 3.25m (6'5" x 10'8")

Sun Room 3.52m x 3.42m (11'6" x 11'2")

Bedroom One 3.94m x 2.67m (12'11" x 8'10")



Bedroom Two 1.96m x 2.26m (6'5" x 7'5")

Bedroom Three 1.79m x 2.26m (5'11" x 7'5")

Bathroom 1.71m x 2.24m (5'7" x 7'4")



GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
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 Followell 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.