



Holland Road, Stamford

 **NEWTON FALLOWELL**

 3  2  2

Key Features

- Extended Three Bedroom Family Home
- South West Facing Large Rear Garden
- Ample Off Road Parking
- Generous Ground Floor Living Accommodation
- Offering Three Double Bedrooms
- Loft Conversion with En-Suite Bathroom
- Council Tax Band - B
- EPC Rating - TBC
- Freehold

£375,000





Newton Fallowell are delighted to present this beautifully extended three-bedroom family home, ideally situated just a short walk from Stamford Town Centre, local amenities, and excellent schools. Offering generous living space throughout, including a loft conversion and single-storey rear extension, this property truly ticks all the boxes for family living.

Upon entering, the welcoming hallway provides access to the ground floor reception rooms and the first-floor landing. To the left, a formal dining room features a charming fireplace, perfect for entertaining. To the rear, a spacious living room benefits from French doors leading out to the garden, with an adjoining conservatory adding extra versatility and light. The ground floor also includes a large, well-appointed kitchen with ample worktop space, a convenient downstairs WC, and rear access to the garden.

Upstairs, the first floor offers two generous double bedrooms and a stylish modern family bathroom. Stairs lead to the impressive loft conversion, which has transformed the space into a large principal bedroom complete with built-in storage and a contemporary en-suite shower room.

Externally, the property benefits from a block-paved driveway providing ample off-road parking, with both front and side access. The rear garden is a real highlight — featuring a large patio area leading to an expansive lawn, steps up to a further garden section with an attractive archway, and a summer house, perfect for relaxing or entertaining outdoors.

(Subject to planning permission, the layout could easily be reconfigured to create a stunning open-plan kitchen/dining area.)





Entrance Hall 2.03m x 3.34m (6'8" x 11'0")

Kitchen 5.34m x 2.67m (17'6" x 8'10")

Dining Room 3.78m x 4.08m (12'5" x 13'5")

Lounge 5.89m x 4.04m (19'4" x 13'4")

Conservatory 2.94m x 3.55m (9'7" x 11'7")



WC 1.63m x 0.92m (5'4" x 3'0")

Bedroom One 3.7m x 4.3m (12'1" x 14'1")

En-Suite 1.19m x 3.09m (3'11" x 10'1")

Bedroom Two 3.93m x 3.64m (12'11" x 11'11")



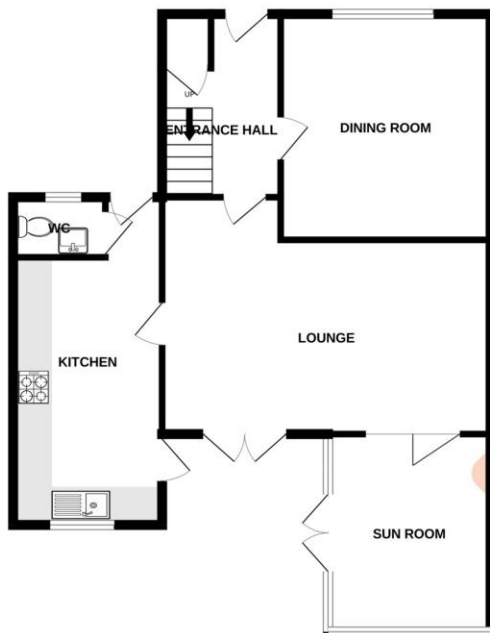
Bedroom Three 3.23m x 3.65m (10'7" x 12'0")

Bathroom 2.73m x 1.89m (9'0" x 6'2")

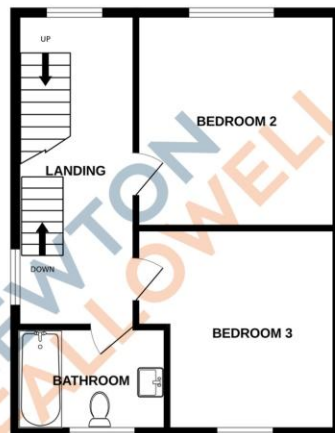




GROUND FLOOR
769 sq.ft. (71.5 sq.m.) approx.



FIRST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



SECOND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 1515 sq.ft. (140.7 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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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.