



South View Terrace, Stamford

2 1 2

Key Features

- Extended Two Bedroom Character Property
- Large Rear Enclosed Garden
- On Street Parking to the Front
- No Onward Chain
- Prime location, five minute walk from town centre
- Multiple Reception Rooms
- Council Tax Band - B
- EPC Rating D
- Freehold

OIRO £290,000





Newton Fallowell are pleased to offer this no onward chain property, located just moments from Stamford's vibrant town centre and within easy reach of the local recreation ground. This beautifully extended period home offers an exceptional blend of character and modern comfort. With two spacious double bedrooms and generous ground-floor living space, this property truly stands out.

Arranged over two inviting floors, the ground level begins with an entrance hall providing access to both reception rooms and the first-floor landing. The cosy front living room features sliding pocket doors that open seamlessly into a large dining room—perfect for entertaining. Beyond this, the well-appointed galley kitchen offers a range of modern appliances. Completing the ground floor is a superb rear extension, currently used as a sun room, which could also serve as a playroom, home office, or additional family space.

Upstairs, you'll find two generously sized double bedrooms with high ceilings. The principal bedroom benefits from dual-aspect windows and bespoke fitted wardrobes. A contemporary three-piece bathroom completes the first floor.

Outside, the property boasts a spacious, low-maintenance rear garden, laid mainly to patio and gravel—a wonderful sun trap during summer evenings. On-street parking is available to the front.

Entrance Hall 0.91m x 3.74m (3'0" x 12'4")

Lounge 3.47m x 3.03m (11'5" x 9'11")

Dining Room 3.25m x 3.62m (10'8" x 11'11")

Kitchen 1.97m x 3.24m (6'6" x 10'7")

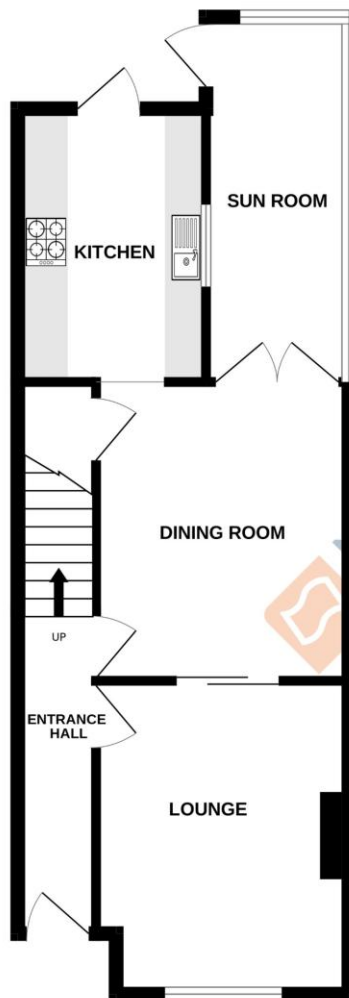
Sunroom 1.74m x 4.47m (5'8" x 14'8")

Bedroom One 3.47m x 3m (11'5" x 9'10")

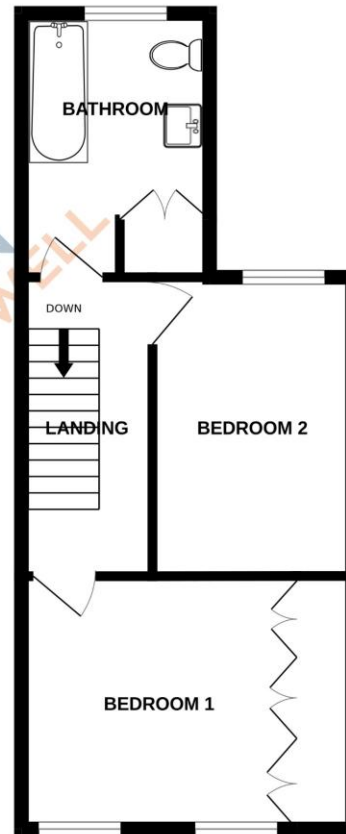
Bedroom Two 2.45m x 3.65m (8'0" x 12'0")

Bathroom 2.03m x 3.22m (6'8" x 10'7")

GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 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.