



6 Braemar Close, Stamford, PE9 2YS

 **NEWTON FALLOWELL**

3 1 3

Key Features

- Extended semi detached
- End of a quiet cul de sac
- Prime location of Stamford
- Extended Living Room
- Open plan extended kitchen diner
- Downstairs cloakroom
- Four piece bathroom
- Large corner plot garden
- EPC Rating C
- Freehold

£375,000





Extended, stunning three-bedroom semi-detached home, ideally situated at the end of a quiet cul-de-sac in a prime Stamford location, with easy access to Malcolm Sargent Primary School and local amenities right on your doorstep. This impressive property has benefited from two extensions, creating a spacious open-plan kitchen/diner and an extended bay to the front of the living room, providing additional living space.

Further highlights include a modern four-piece family bathroom, a converted garage offering versatile accommodation, three well-proportioned bedrooms, ample off-road parking for at least three vehicles, and a generous corner-plot garden.

The accommodation is arranged over two floors. On the ground floor, the entrance hall provides access to the living room and the playroom/home office, with stairs rising to the first floor. The playroom/home office offers flexible use to suit your needs, while the living room is flooded with natural light and benefits from the extended bay, creating a spacious and welcoming environment. Double doors lead through to the stunning open-plan kitchen/diner, featuring a large central island, an array of modern units, and integrated appliances. Completing the ground floor is a separate pantry, which in turn provides access to the convenient downstairs cloakroom.



To the first floor, the landing connects two well-proportioned double bedrooms, both benefiting from recesses ideal for wardrobes, a further single bedroom, and a contemporary four-piece bathroom with a separate bath and walk-in shower.

Externally, the corner position allows for ample off-road parking to the front via a block-paved driveway for at least three vehicles. Gated side access leads to the private and enclosed rear garden, which offers a generous patio seating area, an extensive lawn, and a further decking area ideal for outdoor entertaining.



Entrance Hall 2.19m x 1.09m (7'2" x 3'7")

Living Room 5.92m x 3.71m (19'5" x 12'2")

Kitchen Diner 6.27m x 5.02m (20'7" x 16'6")

Pantry 1.05m x 0.97m (3'5" x 3'2")

Cloakroom 1.32m x 1.05m (4'4" x 3'5")

Playroom/Office 3.64m x 2.39m (11'11" x 7'10")

Landing 2.75m x 0.84m (9'0" x 2'10")

Bedroom One 4.1m x 2.72m (13'6" x 8'11")

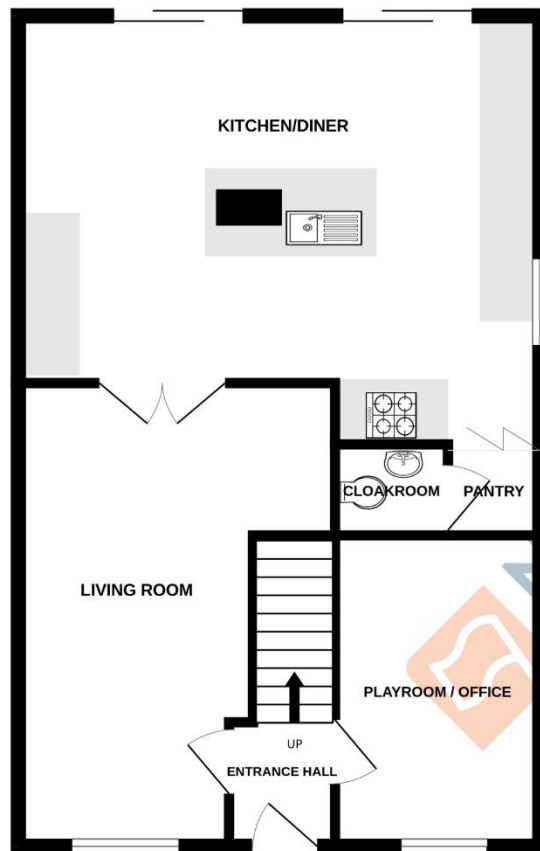
Bedroom Two 4.1m x 2.45m (13'6" x 8'0")

Bedroom Three 2.03m x 1.78m (6'8" x 5'10")

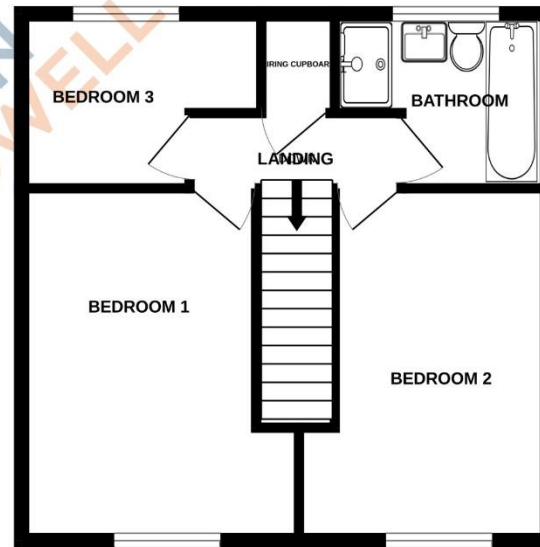
Bathroom 3m x 2.02m (9'10" x 6'7")



GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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 £62 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.