



Drift Avenue, Stamford

 **NEWTON FALLOWELL**

 3  1  2

Key Features

- Stunning Extended Three Bedroom Semi-Detached Home
- Multiple Ground Floor Reception Rooms
- Three Double Bedrooms
- Large South Facing Plot with Outbuildings
- Great Location within Close Proximity to Stamford Town Centre and Amenities
- Two Off Road Parking Spaces with and Electric Car Charger
- Council Tax Band - C
- EPC Rating - C
- Freehold

Offers in excess of £325,000



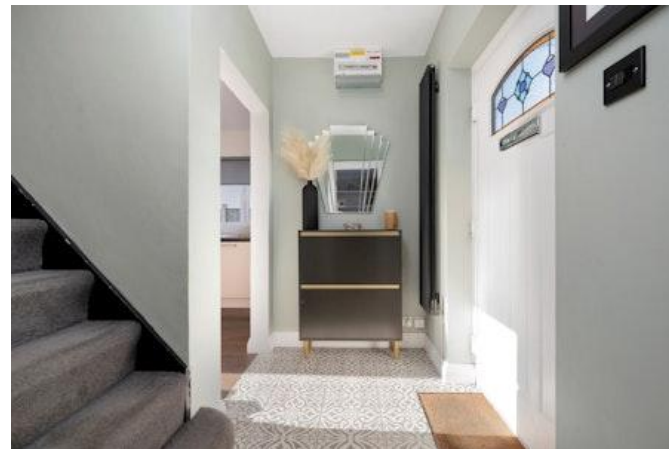


Newton Fallowell are delighted to present this stunning, extended three-bedroom family home, offering generous ground-floor living space finished to a high standard throughout. The property further benefits from a large south-facing rear garden with outbuildings and a front driveway providing off-road parking for two vehicles.

Upon entering the property, a tiled entrance hall provides access to the ground-floor reception rooms and the first-floor landing. To the right is a well-appointed kitchen featuring a range of wall and base storage units, a separate pantry, and a rear door opening directly onto the garden.

To the rear of the property is a spacious reception room, currently used as a formal dining area, with French doors leading out to the south-facing garden. Completing the ground floor is a beautifully presented living room with a feature fireplace and bay window, enhanced by bespoke fitted wooden shutters.

The first floor offers three impressive double bedrooms, with the principal bedroom benefiting from fitted wardrobes and pleasant views over the rear garden. The accommodation is completed by a modern family bathroom.



Externally, the front of the property provides off-road parking for two vehicles along with an electric car charging point, a large planter, and gated side access. The generous south-facing rear garden is mainly laid to lawn with mature borders and a decking area, ideal for outdoor entertaining. An outbuilding with power is also included and is currently utilised as a utility room/workshop, offering excellent versatility.



Entrance Hall 1.49m x 2.02m (4'11" x 6'7")

Lounge 5.26m x 3.42m (17'4" x 11'2")

Kitchen 4.57m x 2.84m (15'0" x 9'4")

Dining Room 4.6m x 3.83m (15'1" x 12'7")

Bedroom One 3.91m x 3.65m (12'10" x 12'0")



Bedroom Two 4.78m x 3.43m (15'8" x 11'4")

Bedroom Three 2.54m x 3.66m (8'4" x 12'0")

Bathroom 1.91m x 1.81m (6'4" x 5'11")

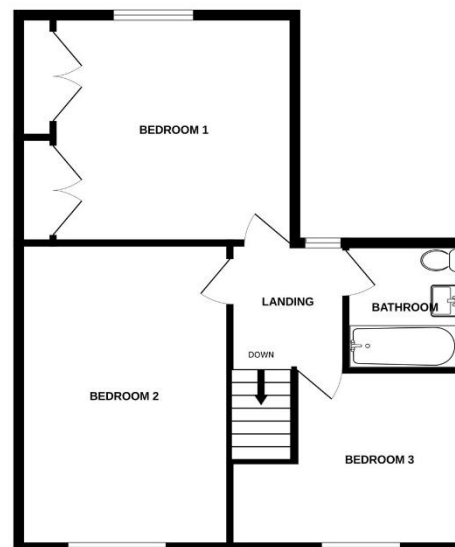
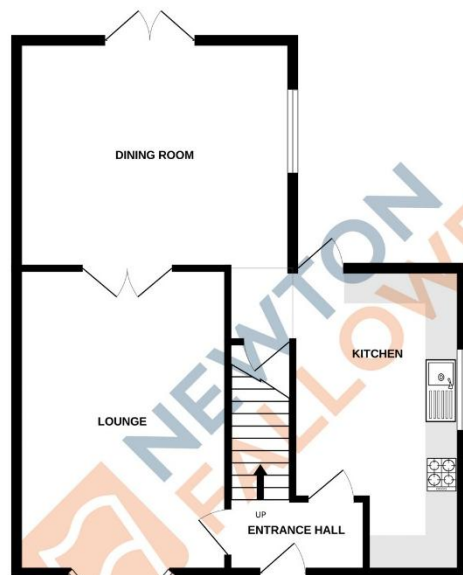
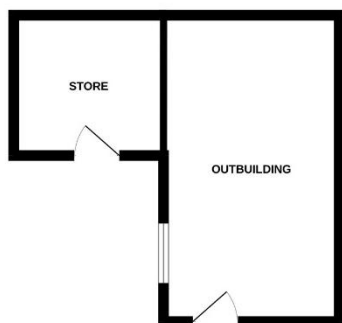




OUTSIDE
228 sq.ft. (21.2 sq.m.) approx.

GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.

1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1444 sq.ft. (134.2 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		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: C

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.