



Stirling Road, Stamford

 **NEWTON FALLOWELL**



4 2 3

## Key Features

- Immaculately presented detached family home with a thoughtfully reconfigured layout
- Impressive open-plan kitchen, dining and family space stretching across the rear
- Contemporary finishes throughout following comprehensive modernisation
- Bright dual-aspect living room enjoying outlooks to both front and rear
- Four well-proportioned bedrooms, including a principal suite with en-suite
- Stylish family bathroom and useful ground floor WC/utility
- Secluded rear garden designed for both entertaining and everyday enjoyment
- Quiet residential setting within easy walking distance of Stamford town centre and schooling
- EPC Rating C
- Freehold

Offers in excess of £585,000





Set within a well-regarded residential road on the edge of Stamford, this beautifully updated detached home combines a peaceful setting with exceptional convenience. The property has been extensively improved and extended over time to create a bright, modern home that is ideal for family life, while still offering further potential for those looking to add value in the future, subject to the necessary consents. Stamford's historic town centre, schooling and amenities are all within comfortable walking distance.

The accommodation flows effortlessly from the moment you step inside. The entrance hall leads to a light-filled living room positioned at the front and rear, while the heart of the home lies across the back where an impressive open-plan kitchen, dining and family area creates a sociable and versatile space. Bi-fold doors open directly onto the garden, enhancing the connection between indoor and outdoor living.

Upstairs, the layout continues to impress with four bedrooms served by a modern family bathroom, alongside a well-appointed en-suite to the principal bedroom.

Externally, the property is complemented by a private driveway to the front and an enclosed rear garden that feels both private and tranquil. The garden has been arranged to provide distinct areas for seating, entertaining and relaxation, making it ideal for both families and those who enjoy hosting. Overall, this is a home that is ready to move into, yet still offers scope to evolve as needs change.







Entrance Hall 1.8m x 2.63m (5'11" x 8'7")

Living Room 3.07m x 5.27m (10'1" x 17'4")

Kitchen Diner 3.1m x 5.37m (10'2" x 17'7")

Family Room 2.49m x 8.04m (8'2" x 26'5")

Utility / Cloakroom 2.04m x 1.45m (6'8" x 4'10")



Landing 3.08m x 1.72m (10'1" x 5'7")

Bedroom One 2.5m x 4.01m (8'2" x 13'2")

En-suite 2.42m x 2.05m (7'11" x 6'8")

Bedroom Two 3.99m x 3.08m (13'1" x 10'1")



Bedroom Three 3.16m x 2.69m (10'5" x 8'10")

Bedroom Four 2.71m x 2.18m (8'11" x 7'2")

Bathroom 2.12m x 1.66m (7'0" x 5'5")



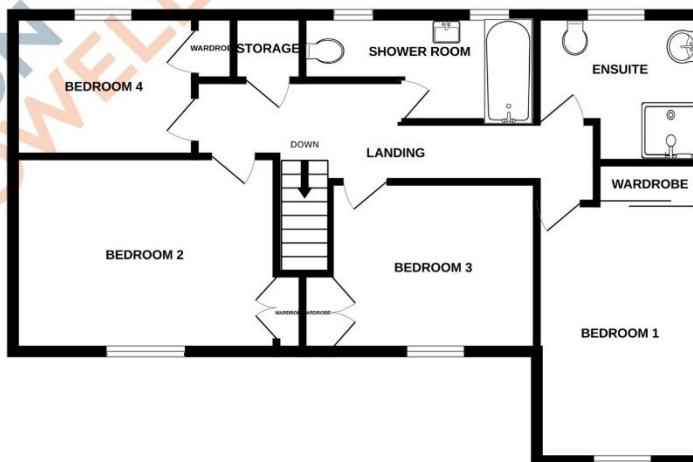
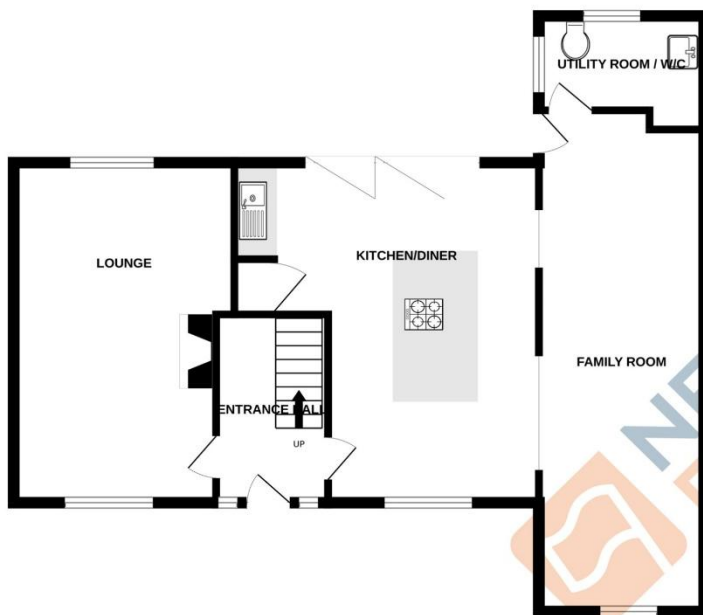






GROUND FLOOR  
712 sq.ft. (66.2 sq.m.) approx.

1ST FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1363 sq.ft. (126.6 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		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

#### COUNCIL TAX INFORMATION:

Local Authority: South Kesteven  
Council Tax Band: D

#### 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.