



Sutherland Way, Stamford

 **NEWTON FALLOWELL**



 5  1  2

## Key Features

- Spacious Five Bedroom Family Home
- No Onward Chain
- Sought After Location
- Fully Modernised Throughout
- Off Road Parking and Single Garage
- Viewing Advised!
- Council Tax Band - C
- EPC Rating D
- Freehold

£450,000





\*No Onward Chain\* Newton Fallowell are delighted to present this superb opportunity to acquire a recently modernised five-bedroom family home, ideally located in this popular area of Stamford. The property falls within the catchment area for Malcolm Sargent Primary School and is conveniently positioned close to excellent shopping facilities, local amenities, and provides easy access to the A1. Finished to a high standard throughout, this home is truly move-in ready.

A substantial entrance hall provides access to the ground floor reception rooms and the first-floor landing, with the added benefit of a generous understairs storage cupboard. To the front of the property is a spacious living room featuring a bay window and attractive feature fireplace. To the rear, the dining area enjoys patio doors opening out to the garden, creating a wonderful space for both everyday living and entertaining.

The kitchen has been fully replaced and modernised, offering a stylish and practical layout, and leads through to a separate utility room. Additional ground floor accommodation includes a WC and a downstairs shower room.

To the first floor, the property offers five bedrooms, three of which are generous doubles. The remaining two bedrooms are ideal for use as a home office, dressing room, or nursery. A modern family bathroom completes the first-floor accommodation.

Externally, the property benefits from off-road parking to the front via a gravelled driveway, along with a single integrated garage. The rear garden is mainly laid to lawn and features a large, recently installed decking area, providing an excellent space for entertaining family and friends.







Entrance Hall 2.35m x 1.82m (7'8" x 6'0")

Lounge 5.97m x 3.34m (19'7" x 11'0")

Dining Room 2.82m x 2.64m (9'4" x 8'8")

Kitchen 2.49m x 3.47m (8'2" x 11'5")

Utility Room 1.89m x 3.04m (6'2" x 10'0")



Bedroom One 4.04m x 3.34m (13'4" x 11'0")

Bedroom Two 3.66m x 3.39m (12'0" x 11'1")

Bedroom Three 2.11m x 2.42m (6'11" x 7'11")

Bedroom Four 4.07m x 1.9m (13'5" x 6'2")



Bedroom Five 1.91m x 4.11m (6'4" x 13'6")

Bathroom 2.1m x 1.8m (6'11" x 5'11")

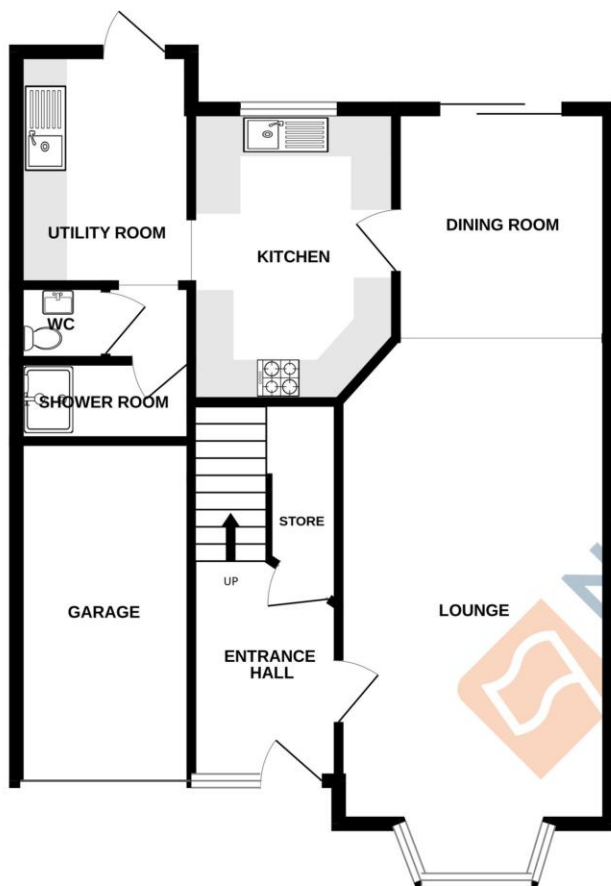








GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR  
618 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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		
69-80	C		77 C
55-68	D	61 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.