



Clover Gardens, Stamford

 **NEWTON FALLOWELL**



 3  1  2

## Key Features

- Stunning, Fully Renovated Three Bedroom Family Home
- Cul De Sac Location
- Modern Open Kitchen Diner
- Two Off Road Parking Spaces
- Private Rear Garden
- Council Tax Band - B
- EPC Rating C
- Freehold

£289,950





Newton Fallowell are pleased to offer this superb family home, tucked away within a private cul-de-sac. This spacious, fully modernised three-bedroom semi-detached property provides generous ground floor accommodation, three well-proportioned bedrooms, a stunning family bathroom and two off-road parking spaces. Offering excellent value for money, this property is ideal for families and first-time buyers alike.

Upon entering the property, you are welcomed by an entrance hall providing access to the ground floor reception rooms, a convenient WC and stairs rising to the first-floor landing. To the front of the property is a spacious living room, enhanced by a large front-facing window allowing plenty of natural light. To the rear is a modern open-plan kitchen diner, recently fitted and offering a range of integrated appliances with attractive oak worktops that also create an ideal breakfast bar. French doors open directly onto the rear garden, making this a perfect space for both everyday living and entertaining.

The first floor comprises two generous double bedrooms, along with a third single bedroom which would make an ideal home office or nursery. Completing the first floor is a contemporary three-piece family bathroom.

Externally, the front of the property benefits from two off-road parking spaces and an inset footpath leading to the front door. To the rear is a pleasant garden, mainly laid to lawn with a patio seating area and a useful storage shed.







Entrance Hall 1.61m x 2.33m (5'4" x 7'7")

WC 0.9m x 1.5m (3'0" x 4'11")

Kitchen/Diner 2.88m x 4.52m (9'5" x 14'10")

Lounge 4.16m x 3.58m (13'7" x 11'8")

Landing 2.62m x 3.9m (8'7" x 12'10")

Bedroom One 2.62m x 3.9m (8'7" x 12'10")

Bedroom Two 2.62m x 3.14m (8'7" x 10'4")

Bedroom Three 2.04m x 3.46m (6'8" x 11'5")

Family Bathroom 1.82m x 1.88m (6'0" x 6'2")

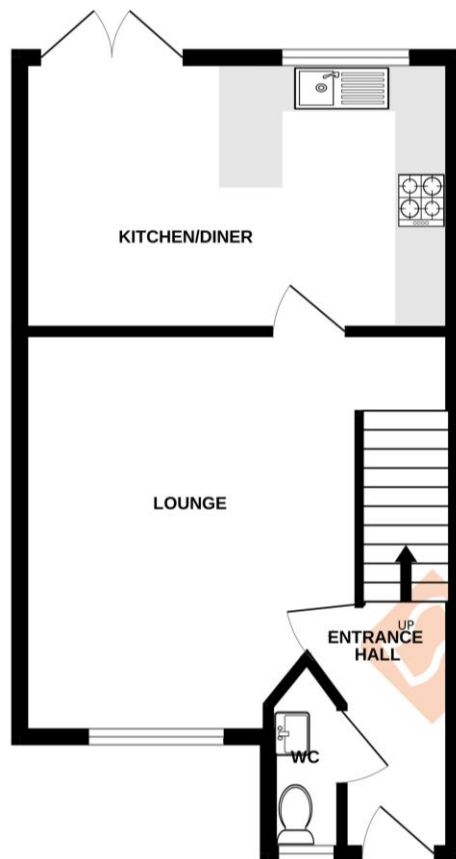




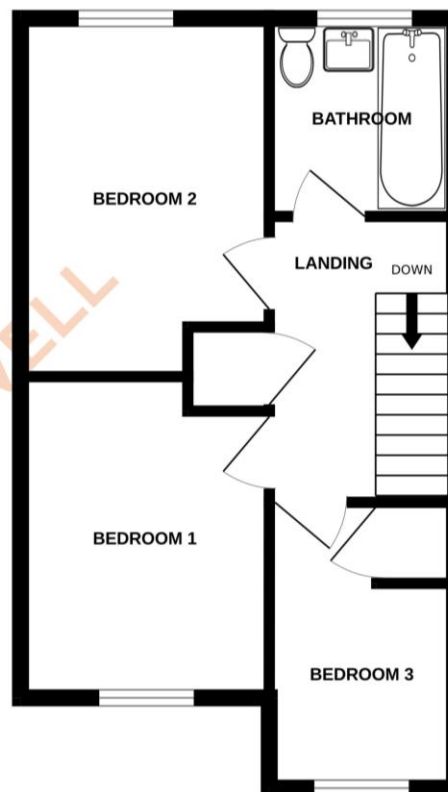




GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	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.