



**Evans Court, Stamford, PE9**  
Stamford

Guide Price  
**£300,000**





Here at Lamberts Place, STAMFORD, Evans Court offers beautifully decorated FREEHOLD living in a sought-after Stamford CUL-DE-SAC. Featuring a GENEROUS lounge and SPACIOUS master bedroom, this well-presented home provides peace, style and comfort, all within easy reach of the town's amenities.

**Council Tax Band:** B  
**Tenure:** Freehold  
**Property Type:** Terraced House  
**Bedrooms:** 3  
**Bathrooms:** 1  
**Receptions:** 1

**GUIDE PRICE: £300,000 - £320,000**

- INCLUDES 5 YEARS NHBC WARRANTY
- SOUGHT-AFTER POPULAR LOCATION
- QUIET CUL-DE-SAC
- CLOSE TO AMENITIES, SUPERB SCHOOLS
- PARKING FOR 2 CARS
- FREEHOLD
- BEAUTIFULLY DECORATED
- LARGE LOUNGE/DINER

**Welcome to Evans Court.** Tucked away in one of Stamford's most sought-after spots, 2 Evans Court sits on a peaceful cul-de-sac where the setting feels calm, private and wonderfully tucked away. Finished to an impressive standard throughout and still benefitting from an estimated **five years of NHBC warranty**, this beautifully decorated **freehold** home blends modern comfort with low-maintenance living, all just moments from fantastic schools, green spaces and everyday amenities.

As you step inside, the entrance hall immediately sets the tone: wide, bright and open, with stylish grey tiled flooring, neutral décor and a fitted doormat (ideal for muddy boots, paws or busy family life). A large understairs cupboard keeps coats, shoes and clutter neatly out of sight. From here, the hallway flows into the kitchen, WC and the spacious living/dining room.

The kitchen feels light and uplifting thanks to a large front-facing window. It features luxury vinyl flooring, an integrated oven and hob, space for a freestanding fridge-freezer and houses the annually serviced combi boiler. The WC continues the home's thoughtful design with striking wallpaper and matching flooring, creating a surprisingly generous space that's both practical and stylish.

**Evans Court offers a standout combination of quiet cul-de-sac living, strong transport links, excellent schools and easy access to Stamford's amenities. The perfect setting for your next chapter.**

***Contact Ellie to book your viewing today.***



At the back of the home, the lounge is a standout. With a panelled feature wall, neutral carpet and both a rear window and door to the garden, it's a bright, inviting room perfect for relaxing or entertaining.

Upstairs, soft neutral carpet runs throughout. The landing includes loft access and leads to three well-presented bedrooms.

Bedroom one is a pure delight. An airy retreat, with a large fitted wardrobe, beautiful wallpaper and two windows that draw in plenty of natural light.

Bedroom two, currently a generous nursery, offers white décor with blue panelling and feels noticeably spacious for a second bedroom.

Bedroom Three is ideal as a single room, nursery or home office, finished in crisp white for a fresh, versatile look.

The family bathroom features textured tiles, contrasting black paint, luxury vinyl flooring and a well-kept suite, delivering both style and practicality.

Outside, the property benefits from parking for two cars plus space for visitors, all set within a quiet cul-de-sac facing open fields. It's a setting that feels peaceful and secluded. The rear garden is low maintenance, with neat lawn and patio area and can also be accessed from the front via a pathway, ideal for muddy dogs, garden tools or easy outdoor hosting.

Every room has been thoughtfully finished, beautifully maintained and ready to enjoy from day one. This is truly a move-in-ready home in a location that offers the very best of Stamford living.

#### Ground Floor:

**Entrance Hall** - 6.02m x 2.03m (19'9" x 6'8")

**Kitchen** - 2.57m x 3.38m (8'5" x 11'1")

**Living Room** - 4.7m x 3.84m (15'5" x 12'7")

**WC** - 1.37m x 1.88m (4'6" x 6'2")

#### First Floor:

**Master Bedroom** - 4.04m x 4.04m (13'3" x 13'3") max

**Bedroom 2** - 3.45m x 3.07m (11'4" x 10'1") max

**Bedroom 3** - 3.45m x 1.93m (11'4" x 6'4") max

**Bathroom** - 1.96m x 2.08m (6'5" x 6'10")

**Landing** - 2.62m x 1.09m (8'7" x 3'7")

Agents notes:

Tenure: Freehold

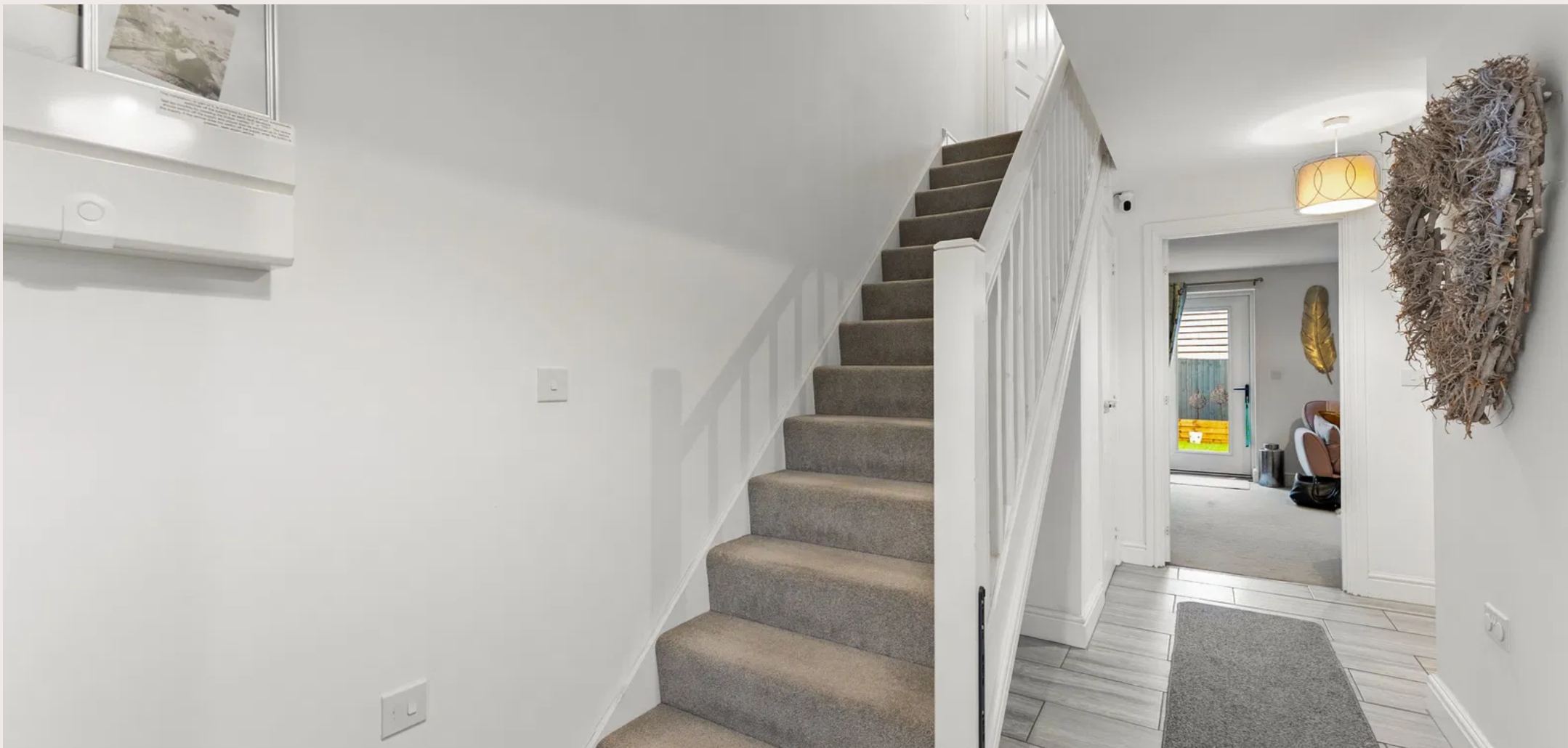
Service Charge: £24.22 paid monthly to Sparrow Shared Ownership Ltd

#### The Location - Why Evans Court, Stamford?

Evans Court offers quiet, modern, cul-de-sac living in one of Stamford's most desirable residential areas. This peaceful and private setting is ideal for buyers looking for a well-connected home close to Stamford's schools, shops and green spaces.







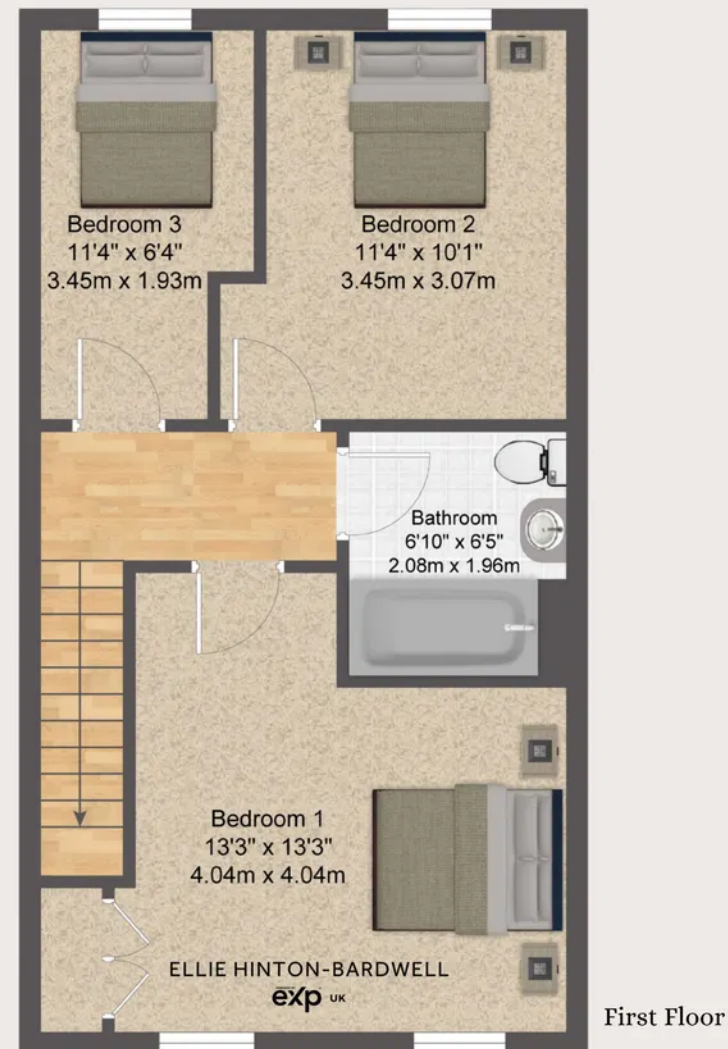
Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		97
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Evans Court, Stamford

**Approximate Gross Internal Area: 899 sq ft - 84 sq m**

Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.



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