



Evans Court, Stamford, PE9
Stamford

Guide Price
£300,000



Here at **Lambers 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 WARRENTY
- 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:

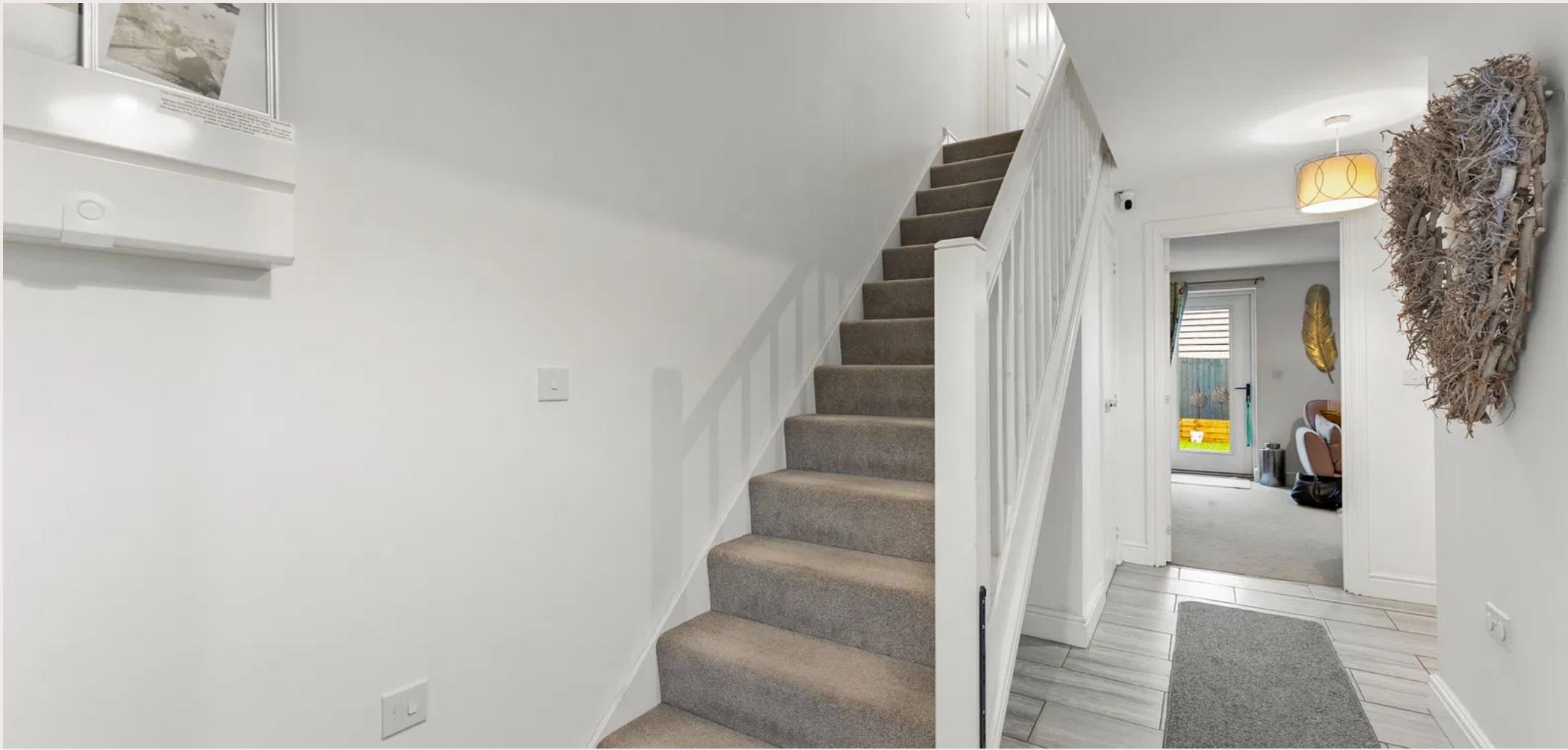
Tenure: Freehold

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) A	97	
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		
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.



Ellie Hinton-Bardwell

11 William Fisher Avenue Bourne PE10 9WN

01780 431 202

ellie.hinton-bardwell@exp.uk.com
<https://elliehintonbardwell.exp.uk.com/>