



Holland Road, Stamford

 **NEWTON FALLOWELL**

4 1 3

Key Features

- Heavily Extended Four Bedroom Semi
- Stunning Open Plan Kitchen Diner
- Ample Off Road Parking
- Close Proximity to Stamford Town Centre
- Modern Four Piece Family Bathroom
- Viewing Highly Recommended
- Council Tax Band - B
- EPC Rating - C
- Freehold

£425,000





Newton Fallowell are delighted to present this extensively extended four-bedroom semi-detached home, ideally located just moments from Stamford town centre, local amenities, and well-regarded schools. This beautifully modernised property is ready to move straight into, offering stylish and versatile family living throughout.

Upon entering the home, you are welcomed by a bright entrance hall providing access to the ground floor reception rooms and first-floor landing. The first room to the right is a separate reception room, currently used as a playroom, offering flexibility to suit a variety of needs. Continuing towards the rear, you'll find a spacious second reception room featuring a charming fireplace and elegant decor.

The true heart of this home is the stunning open-plan kitchen and dining area – thoughtfully designed for entertaining family and friends. Bifold doors open onto the rear garden, seamlessly blending indoor and outdoor living. The kitchen is fully equipped with a double electric oven, five-ring gas hob, and a central island offering ample storage and worktop space. A generous utility room and downstairs WC complete the ground floor.

Upstairs, the property offers four well-proportioned bedrooms, with the two largest featuring deep fitted wardrobes. A bright and spacious landing with a light tunnel enhances the sense of space, while the modern four-piece family bathroom includes both a walk-in shower and a separate bath.

Outside, the front of the property benefits from ample off-road parking via a block-paved driveway. The south-facing rear garden is designed for low maintenance, mainly laid to lawn with a large patio and decking area – perfect for relaxing or entertaining outdoors.





Entrance Hall 2.02m x 2.5m (6'7" x 8'2")

Kitchen 5.69m x 5.16m (18'8" x 16'11")

Lounge 5.99m x 4.21m (19'8" x 13'10")

Family Room 3.6m x 3.9m (11'10" x 12'10")

Utility Room 4.12m x 3.23m (13'6" x 10'7")

WC 1.36m x 1.23m (4'6" x 4'0")

Bedroom One 3.68m x 3.69m (12'1" x 12'1")

Bedroom Two 3.68m x 3.41m (12'1" x 11'2")

Bedroom Three 4.06m x 2.35m (13'4" x 7'8")

Bedroom Four 2.42m x 2.68m (7'11" x 8'10")

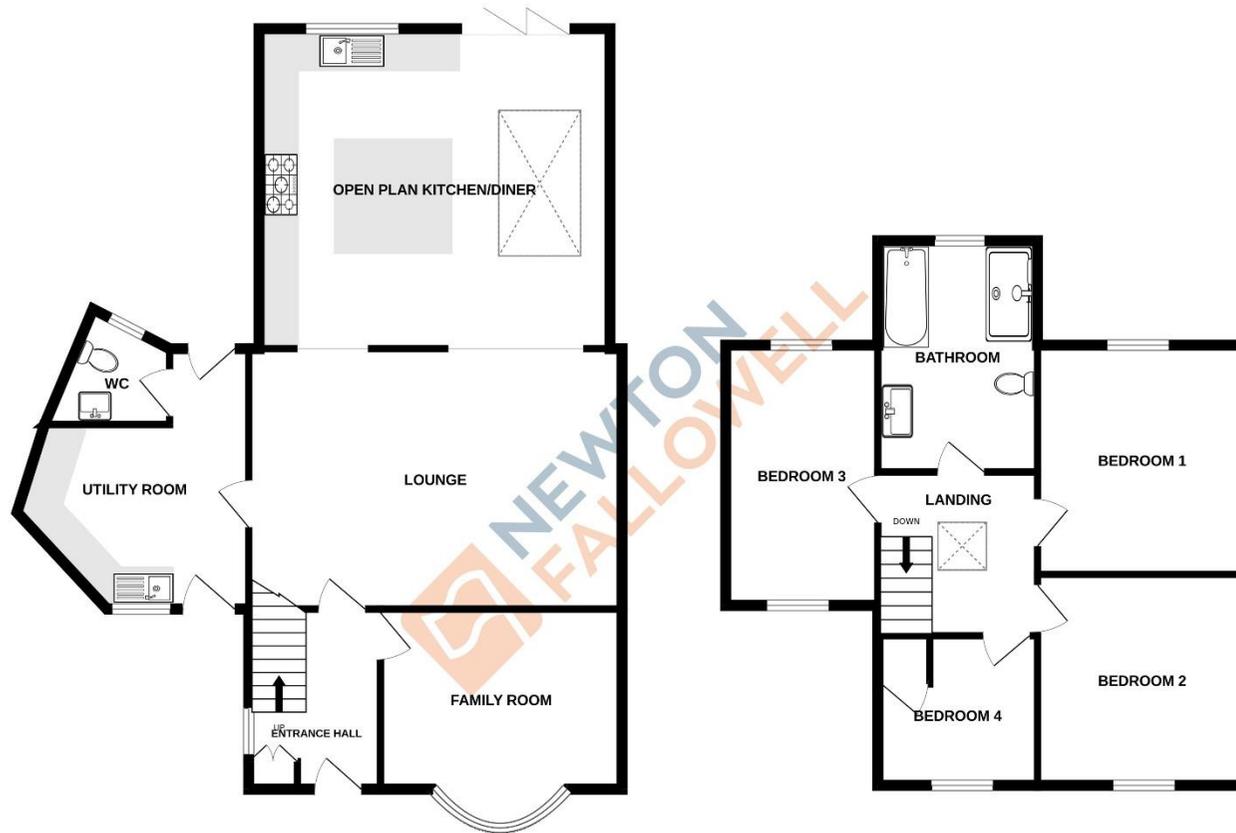
Family Bathroom 3.77m x 2.59m (12'5" x 8'6")





GROUND FLOOR
948 sq.ft. (88.1 sq.m.) approx.

1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 1571 sq.ft. (146.0 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	80 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.