



15 Sovereign Way, Stamford  
£325,000

 **NEWTON FALLOWELL**

## 15 Sovereign Way

### Stamford

Situated on a highly sought-after modern development in Stamford, this exceptional two-bedroom home is presented to an immaculate show-home standard and offers truly turnkey accommodation. Boasting a range of high-quality upgrades throughout, a beautifully landscaped rear garden, off-road parking for two vehicles, and the added benefit of **No Onward Chain**.

Upon entering the property, you are welcomed into a spacious and light-filled living room, creating an inviting space to relax and unwind. Stairs rise to the first-floor landing, while to the rear of the property lies the heart of the home – an impressive open kitchen/diner. Thoughtfully upgraded and featuring a range of integrated appliances, this stylish space is perfect for both everyday living and entertaining guests. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. The ground floor is further complemented by a convenient WC and a generous understairs storage cupboard.

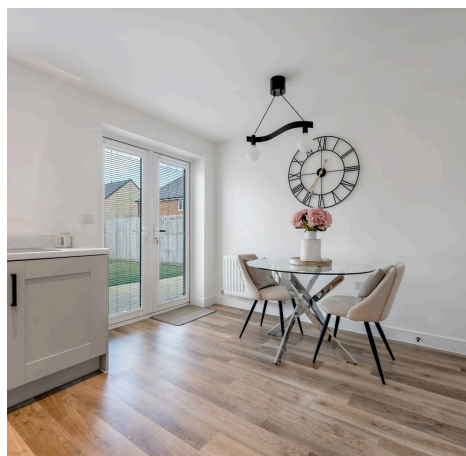
The first floor offers two generous double bedrooms, both beautifully presented and providing comfortable, versatile accommodation. A contemporary family bathroom is positioned between the bedrooms and is finished to a modern standard.

Externally, the property enjoys an attractive front garden with a pathway leading to the entrance door. To the side, a private driveway provides off-road parking for two vehicles. The rear garden has been landscaped, featuring an extended patio ideal, a well-maintained lawn, and established screening trees that enhance privacy. Further benefits include side access and a garden shed, which is included within the sale.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B





**Kitchen/Diner**

13' 4" x 10' 3" (4.06m x 3.12m)

**Lounge**

13' 4" x 12' 1" (4.06m x 3.68m)

**WC**

3' 6" x 5' 10" (1.06m x 1.79m)

**Bedroom One**

13' 4" x 10' 3" (4.06m x 3.12m)

**Bedroom Two**

13' 3" x 8' 9" (4.05m x 2.67m)

**Bathroom**

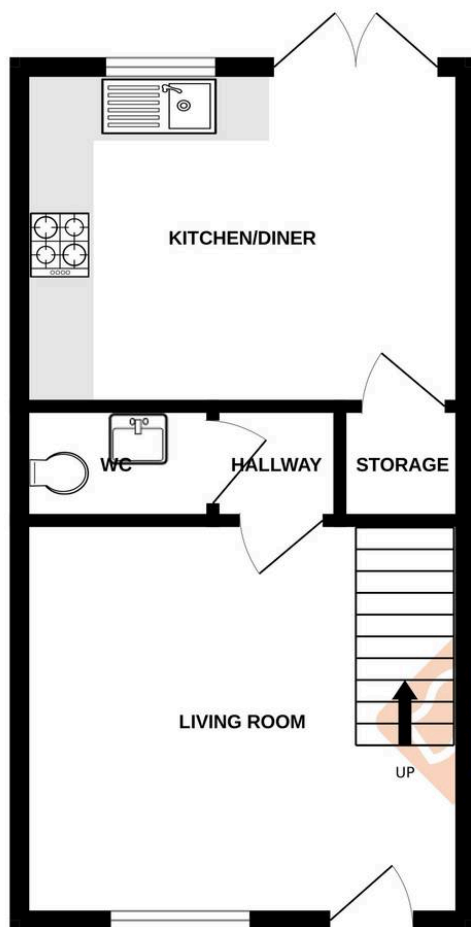
6' 9" x 6' 4" (2.05m x 1.93m)

**Landing**

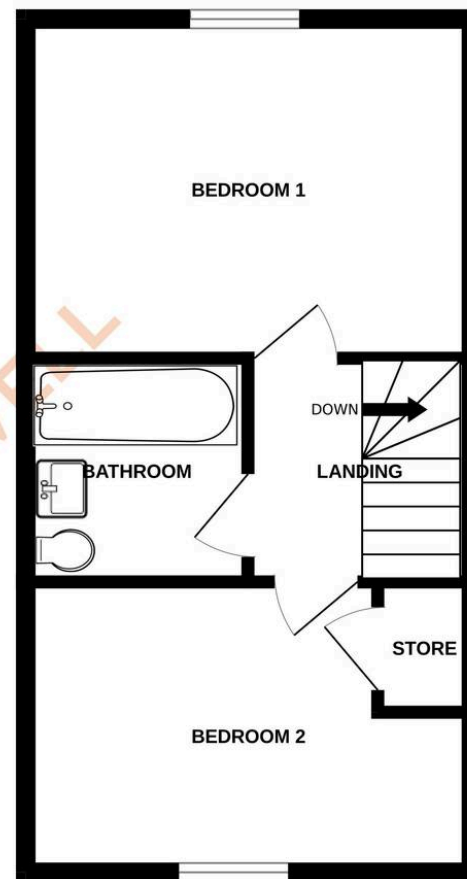
6' 9" x 7' 1" (2.05m x 2.15m)



GROUND FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



## Newton Fallowell - Stamford

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