



3 Walcot Way, Stamford

In Excess of £385,000

 **NEWTON FALLOWELL**

3 Walcot Way

Stamford

Situated in a sought-after area of Stamford, this extended three-bedroom detached family home offers a superb blend of space, modern living, and convenience. With local amenities just a short walk away and within catchment for the highly regarded Malcolm Sargent and St Gilbert's primary schools, this home is ideally located for family life.

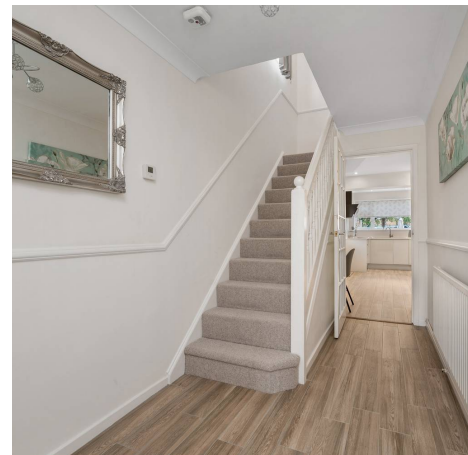
The property has been significantly enhanced by the current owners, including a substantial ground floor extension that now boasts an impressive open-plan kitchen/dining/living space and multiple reception rooms.

The home is entered via a porchway, which provides internal access to the garage and opens into a bright entrance hall. From the hall, stairs rise to the first floor, with the lounge positioned to the right and the kitchen straight ahead. The lounge is a spacious, light-filled room featuring a bay-style window, a gas fireplace, and fresh, modern décor. It flows seamlessly into the dining room, which then leads into the extended sunroom which has french doors leading outside. The focal point of this property is the modern kitchen is well-appointed with sleek, contemporary units, integrated appliances, and quality finishes throughout. A convenient downstairs WC is located just off the kitchen.

The first floor leads to three generously sized bedrooms. Bedrooms one and two benefit from fitted wardrobes, while all three rooms a large three piece family bathroom.

The front of the property offers ample off road parking, a single garage with an electric door and side access to the rear garden. The large rear garden, offers multiple seating areas, including a recently laid patio, the rest of the garden is mainly laid to lawn with mature borders.

The front of the property does overlook a lovely open green, making it a great safe place for children to play.





Entrance Hall

19' 5" x 5' 11" (5.92m x 1.80m)

Living Room

15' 11" x 12' 6" (4.84m x 3.82m)

Dining Room

9' 11" x 9' 2" (3.03m x 2.80m)

Sun Room

9' 9" x 8' 10" (2.96m x 2.68m)

Kitchen Diner

17' 8" x 14' 5" (5.39m x 4.40m)

Bedroom One

12' 10" x 10' 11" (3.91m x 3.34m)

Bedroom Two

11' 8" x 10' 2" (3.56m x 3.10m)

Bedroom Three

8' 0" x 7' 8" (2.44m x 2.33m)

Bathroom

7' 1" x 5' 6" (2.17m x 1.67m)

Garage

20' 9" x 9' 4" (6.33m x 2.84m)

Council Tax band: C

Tenure: Freehold

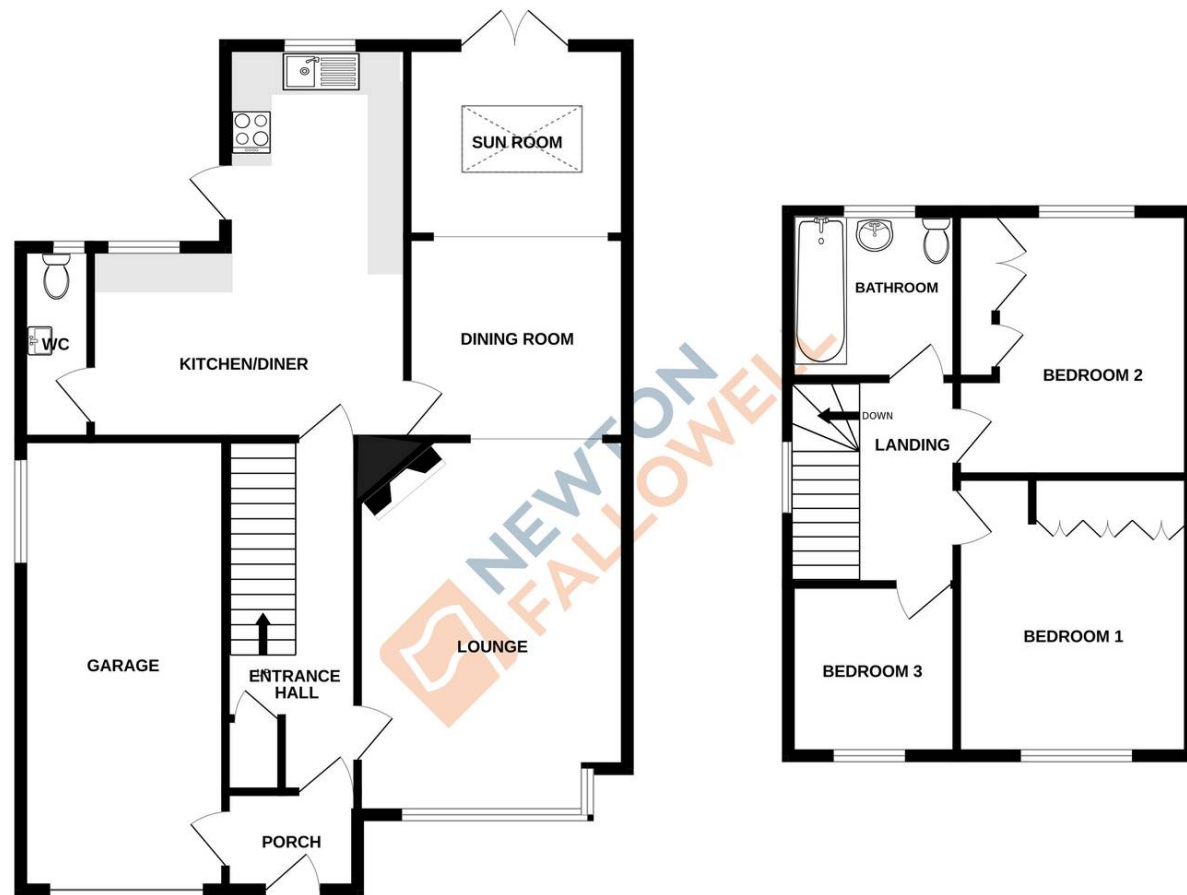
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR
954 sq.ft. (88.6 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1421 sq.ft. (132.0 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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