



Worcester Crescent, Stamford

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Spacious Three Bedroom Family Home
- Fully Modernised Throughout
- Large Plot with both Front and Rear Gardens
- Cul De Sac Location within Walking Distance to Town
- Two Off Road Parking Spaces
- Council Tax Band - A
- EPC Rating – TBC
- Freehold

£280,000



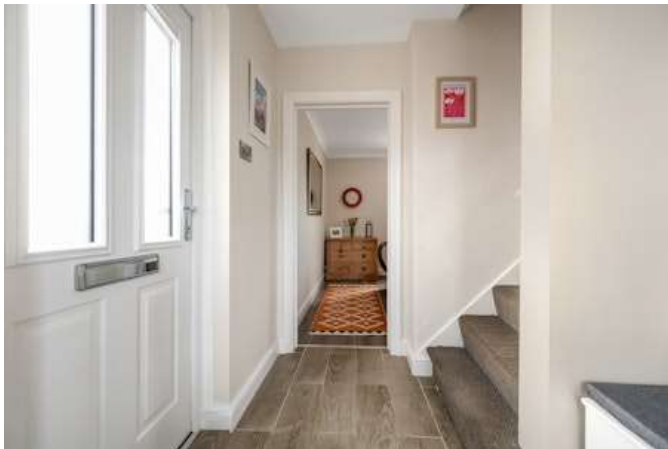


Situated at the end of a private cul-de-sac and overlooking open green space, this three-bedroom end of terrace home sits on a large plot and offers long-term potential. The property is in great condition and ready to move into.

On entering, there is an open-plan kitchen/dining room with a modern kitchen and fitted breakfast bar. Off this is a useful utility room with space for a fridge-freezer and plumbing for a washing machine. At the front, a large living room has a window overlooking the front garden.

Upstairs are two large double bedrooms and a third room, ideal as a single bedroom, home office, or dressing room. The first floor is completed by a modern three-piece bathroom.

Outside, the front garden is mainly laid to lawn and has gated access that could be used for additional parking. The side of the property provides two parking spaces. The rear garden is a standout feature, primarily laid to lawn with a separate patio area, offering a wonderful space for outdoor entertaining.





Kitchen Diner 4.9m x 2.76m (16'1" x 9'1")

Utility Room 0.85m x 2m (2'10" x 6'7")

Lounge 3.32m x 4.9m (10'11" x 16'1")

Bedroom One 2.85m x 3.23m (9'5" x 10'7")

Bedroom Two 3.49m x 2.59m (11'6" x 8'6")



Bedroom Three 2.29m x 2.57m (7'6" x 8'5")

Bathroom 1.86m x 1.57m (6'1" x 5'2")

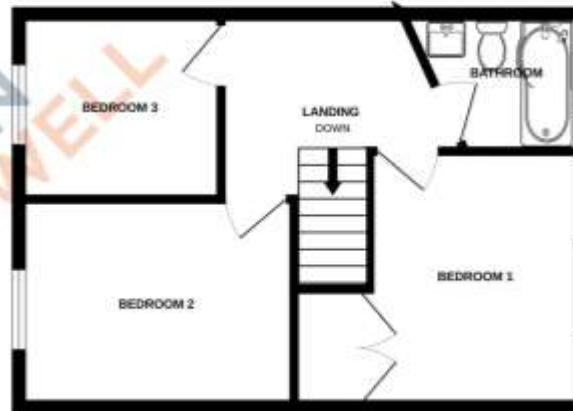




GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: A

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.