



16 Willoughby Road, Stamford

In Excess of £260,000

 **NEWTON FALLOWELL**

16 Willoughby Road

Stamford

A spacious three-bedroom mid terrace family home, ideally situated down a quiet road, close to local schools, amenities and offering excellent scope and potential.

Upon entering, you are welcomed by an entrance hall providing access to the ground floor reception rooms and the first-floor landing. To the left is a generous living room featuring dual-aspect windows and a charming feature fireplace. To the rear, there is a well-equipped kitchen with a walk-in pantry and additional storage cupboard. Adjacent to the kitchen is a separate dining room, which offers excellent potential to be opened up into one large open-plan space. At the back of the property, you'll also find a convenient downstairs WC and further storage.

The first floor offers three well-proportioned bedrooms, with the two larger doubles benefiting from built-in storage cupboards. Completing the accommodation is a modern three-piece family shower room.

Externally, a block-paved driveway provides ample off-road parking, along with a useful side access passageway. The rear garden enjoys a desirable south-facing aspect and offers exceptional privacy, further complemented by a practical storage outbuilding.





Entrance Hall

8' 5" x 4' 0" (2.56m x 1.21m)

Living Room

17' 7" x 10' 8" (5.36m x 3.24m)

Dining Room

10' 6" x 10' 2" (3.19m x 3.09m)

Kitchen

10' 5" x 6' 11" (3.17m x 2.11m)

W/C

4' 7" x 2' 6" (1.40m x 0.77m)

Bedroom One

14' 0" x 10' 5" (4.26m x 3.17m)

Bedroom Two

12' 7" x 11' 8" (3.83m x 3.55m)

Bedroom Three

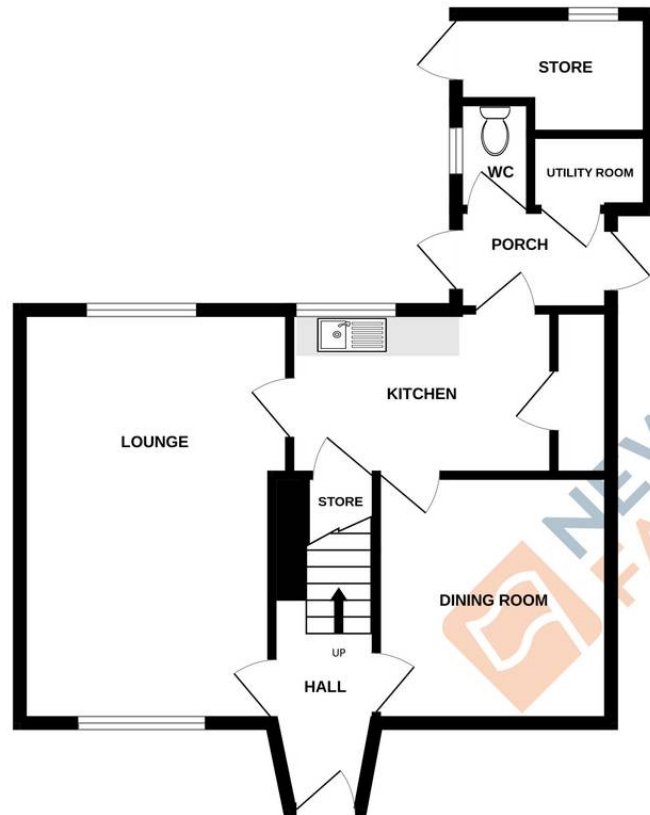
9' 5" x 7' 6" (2.86m x 2.28m)

Bathroom

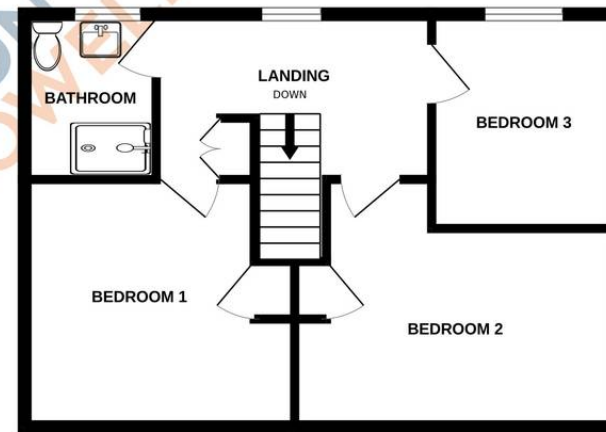
6' 0" x 5' 7" (1.82m x 1.69m)



GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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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