



64 Roman Bank, Stamford
£2,750 PCM

 **NEWTON FALLOWELL**

64 Roman Bank

Stamford

AVAILABLE NOW Four-bedroom detached family home situated in a prime position on Roman Bank, within walking distance of Stamford town centre. The property benefits from two spacious reception rooms, a kitchen with range cooker, four well-balanced bedrooms, downstairs cloakroom, generous mature rear garden, driveway and single garage.

The property is arranged over two floors, with a porch leading into a large entrance hall which provides excellent flow throughout the ground floor, connecting the utility/cloakroom, kitchen and both reception rooms. The spacious dining room features a lovely bay window, flooding the room with natural light, while the generous living room benefits from French doors opening directly onto the patio.

The kitchen is fitted with an array of units and a lovely range cooker. The landlord is also happy to leave the fridge freezer, washing machine and tumble dryer on a non-maintained basis.

To the first floor, the landing connects three well-proportioned double bedrooms, a further single bedroom and a two-piece family bathroom with separate WC. Two of the bedrooms also benefit from built-in wardrobes.

Outside, the property offers a driveway providing ample off-road parking and access to the single garage. An inset footpath leads to the front door, accompanied by a well-maintained front garden. The garden wraps around the house and leads to the enclosed and private rear garden, which features a patio seating area, generous lawn and an array of mature trees and shrubs.

Council Tax band: F

Tenure: Freehold





Entrance Hall

15' 10" x 11' 0" (4.83m x 3.35m)

Utility / Cloakroom

6' 4" x 5' 8" (1.92m x 1.72m)

Dining Room

16' 7" x 11' 11" (5.05m x 3.64m)

Living Room

22' 6" x 11' 11" (6.86m x 3.64m)

Kitchen

11' 5" x 11' 3" (3.49m x 3.42m)

Landing

11' 4" x 9' 7" (3.45m x 2.92m)

Bedroom One

17' 0" x 11' 11" (5.17m x 3.64m)

Bedroom Two

15' 0" x 11' 11" (4.58m x 3.64m)

Bedroom Three

15' 7" x 9' 9" (4.75m x 2.97m)

Bedroom Four

10' 11" x 10' 11" (3.34m x 3.33m)

Bathroom

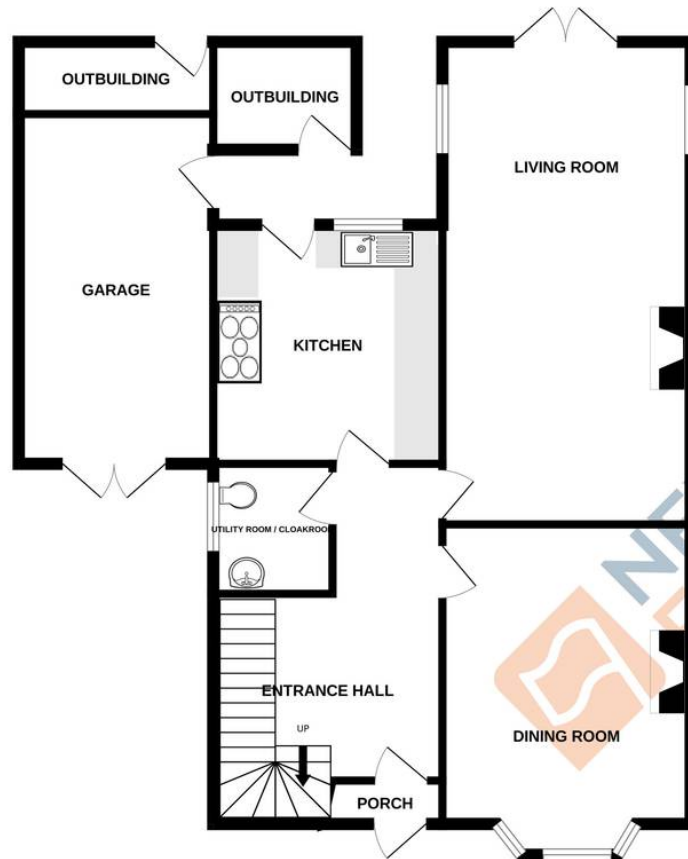
11' 4" x 5' 9" (3.45m x 1.76m)

W/C

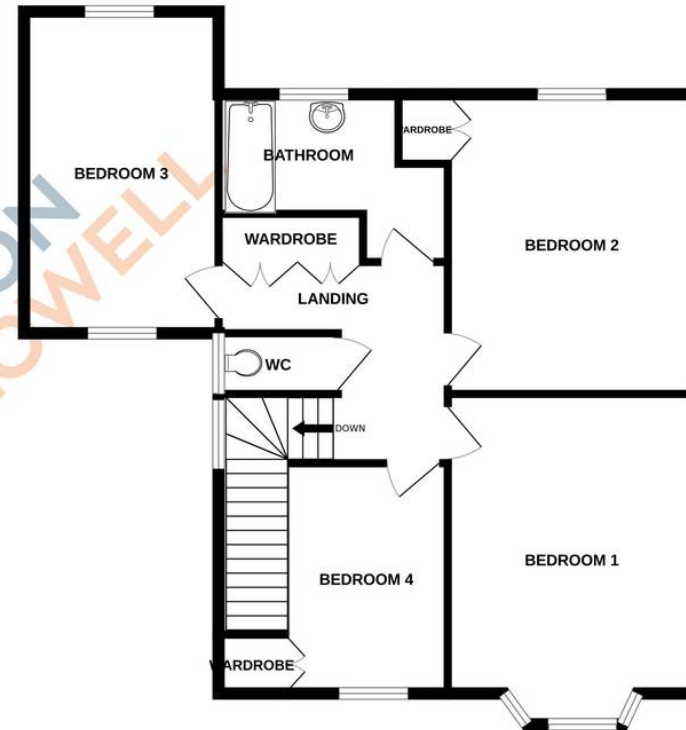
6' 1" x 3' 1" (1.85m x 0.93m)



GROUND FLOOR
980 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 1788 sq.ft. (166.2 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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Newton Fallowell - Stamford

Newton Fallowell Estate Agents, 4 Ironmonger Street - PE9 IPL

01780 754530 · stamford.lettings@newtonfallowell.co.uk · newtonfallowell.co.uk/stamford