



15 Worcester Crescent, Stamford
£395,000

 **NEWTON FALLOWELL**

15 Worcester Crescent

Stamford

Newton Fallowell are delighted to offer this beautifully presented four-bedroom family home, located just moments from Stamford Town Centre. Having been substantially extended and improved by the current owners, this impressive property offers spacious and versatile accommodation, stunning open-plan living, landscaped gardens, and a fantastic garden cabin with power and internet.

Upon entering the property, you are welcomed by a spacious entrance hall with fitted storage and seating. To the front of the home is a cosy yet generous living room, providing the perfect space to relax and unwind.

The standout feature of the property is the stunning open-plan kitchen dining room, designed for modern family living and entertaining. Flooded with natural light, this impressive space benefits from bi-fold doors opening onto the rear garden and is complemented by a separate utility room and walk-in pantry.

The ground floor is further enhanced by a recently refitted three-piece family bathroom, finished to a high standard with contemporary tiling and even a fitted bathroom television for an added touch of luxury.

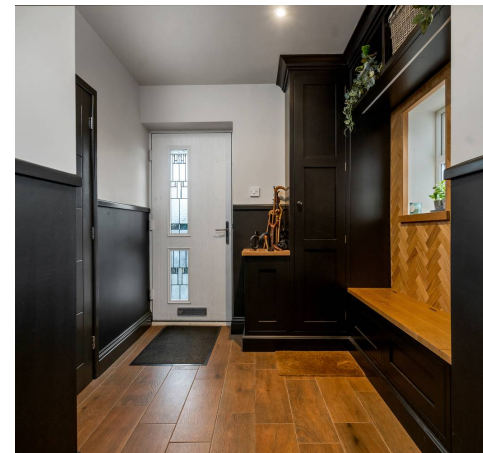
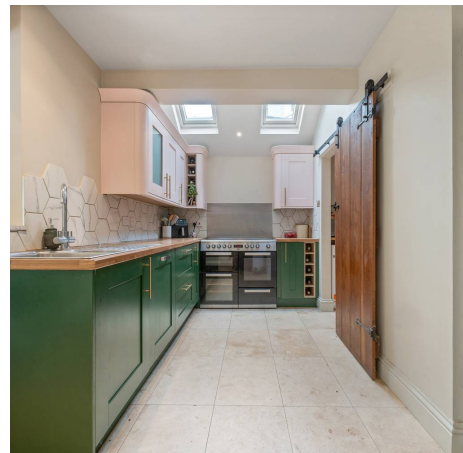
To the first floor are four well-proportioned double bedrooms, with the principal bedrooms enjoying attractive views over the green to the front of the property. A modern walk-in shower room completes the first-floor accommodation.

Externally, the property boasts excellent kerb appeal, with extensive paving and an attractive oak-framed porch. The landscaped rear garden is a particular highlight, featuring a large entertaining patio, mature planted borders, and a pathway leading to a substantial garden cabin. Complete with power and internet connectivity, this versatile space would make an ideal home office, gym, games room, or occasional guest accommodation.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hall

12' 8" x 7' 4" (3.86m x 2.24m)

Lounge

14' 1" x 11' 11" (4.29m x 3.62m)

Open Plan Kitchen Diner

17' 7" x 20' 7" (5.35m x 6.28m)

Utility Room

6' 2" x 5' 11" (1.89m x 1.80m)

Pantry

7' 5" x 5' 0" (2.26m x 1.53m)

Downstairs Bathroom

10' 3" x 4' 3" (3.12m x 1.30m)

Bedroom One

10' 10" x 12' 0" (3.31m x 3.66m)

Bedroom Two

11' 7" x 9' 6" (3.54m x 2.90m)

Bedroom Three

10' 6" x 10' 5" (3.19m x 3.17m)

Bedroom Four

14' 0" x 7' 7" (4.26m x 2.30m)

Shower Room

6' 7" x 2' 7" (2.00m x 0.80m)

Garden Cabin

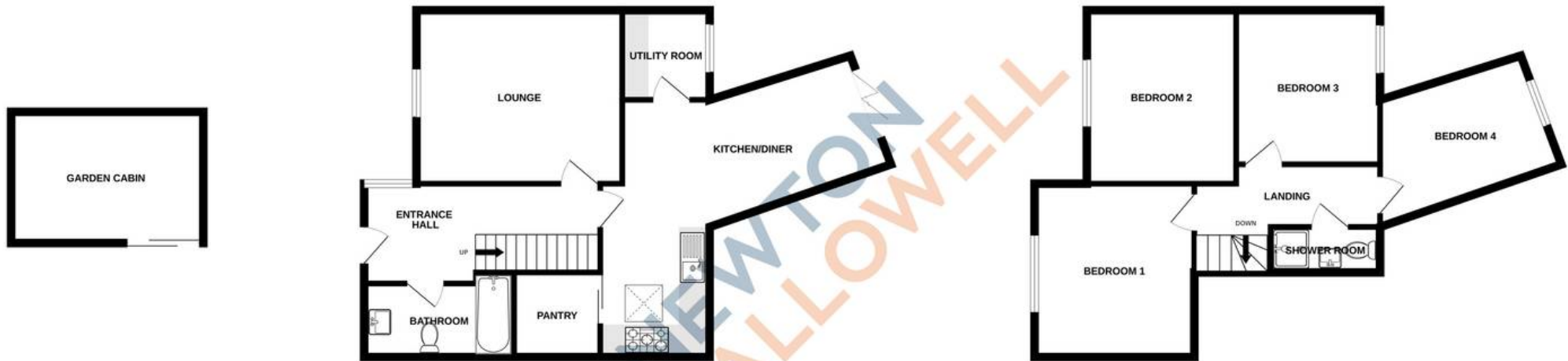
13' 1" x 9' 0" (3.99m x 2.75m)



OUTSIDE
119 sq.ft. (11.1 sq.m.) approx.

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.

1ST FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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

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