



18 Drift Gardens, Stamford  
£325,000

 **NEWTON FALLOWELL**

Situated at the end of a quiet cul-de-sac, this beautifully presented three-bedroom semi-detached family home offers generous living accommodation, spacious bedrooms, ample off-road parking, and a superb landscaped garden. A standout feature of the property is the impressive garden room, providing versatile additional space ideal for a home office, gym, games room, or workshop.

Upon entering the property, you are welcomed by a spacious entrance hallway providing access to the ground floor reception rooms and stairs leading to the first-floor landing. To the front of the property is a separate living room featuring a large bay window and attractive fireplace, creating a warm and inviting atmosphere. To the rear, the property benefits from an open-plan kitchen and dining area, perfect for modern family living and entertaining, with direct access to the rear garden.

The first floor comprises two generous double bedrooms and a third bedroom, ideal as a child's room, nursery, or home office. Completing the accommodation is a modern family bathroom fitted with a shower over the bath.

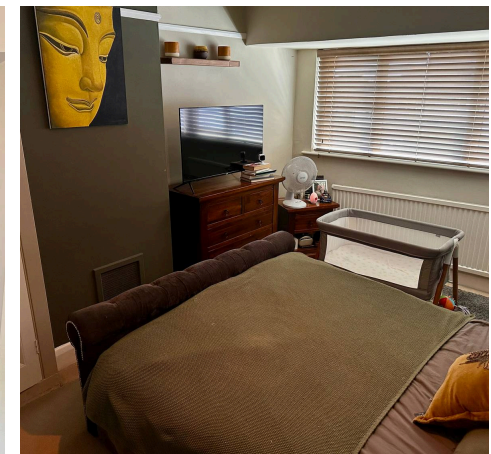
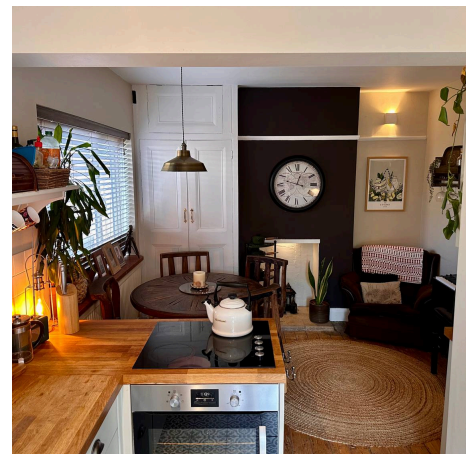
Externally, the property offers ample off-road parking via a gravelled driveway to the front. Occupying a substantial corner plot, the garden is mainly positioned to the side and rear of the property and has recently been landscaped to include a new patio area, mature borders, and a lawned garden. The recently installed garden room is a real focal point, offering excellent flexibility to suit a variety of family needs.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





### Living Room

12' 10" x 10' 5" (3.91m x 3.18m)

### Kitchen Diner

16' 3" x 10' 6" (4.95m x 3.19m)

### Bedroom One

13' 2" x 10' 3" (4.01m x 3.12m)

### Bedroom Two

10' 4" x 10' 6" (3.15m x 3.20m)

### Bedroom Three

6' 11" x 7' 3" (2.11m x 2.21m)

### Bathroom

6' 1" x 6' 2" (1.85m x 1.87m)

### Garden Room

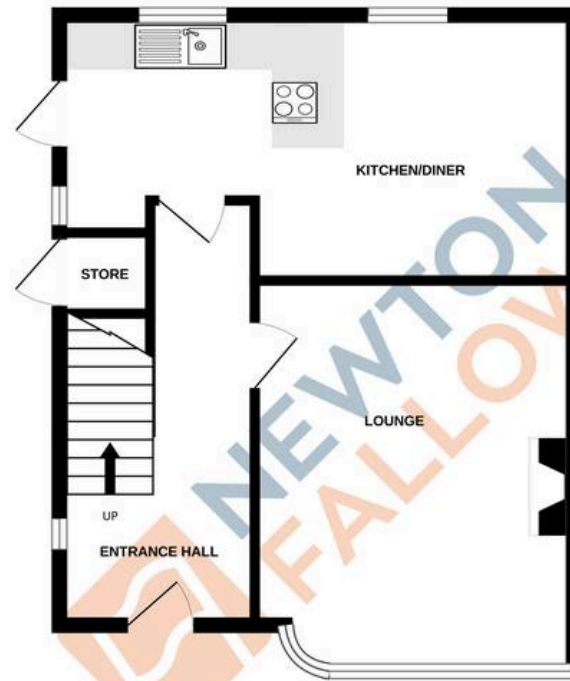
13' 0" x 14' 6" (3.97m x 4.43m)



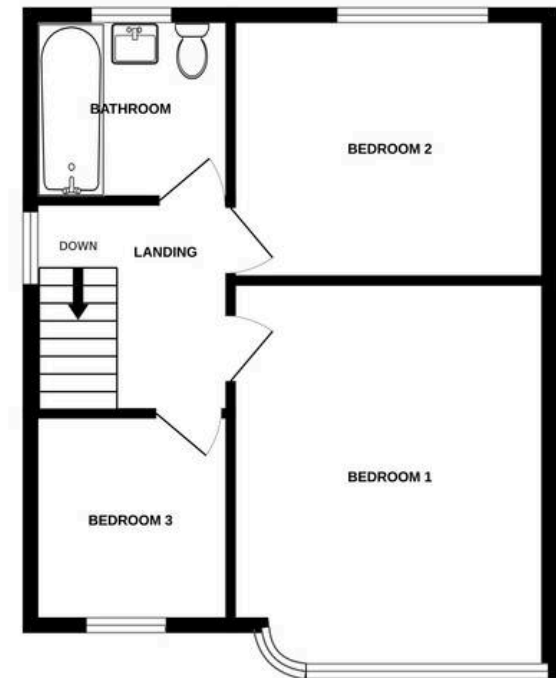
OUTSIDE



GROUND FLOOR



1ST FLOOR



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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