



Woodhead Close, Stamford

 **NEWTON FALLOWELL**

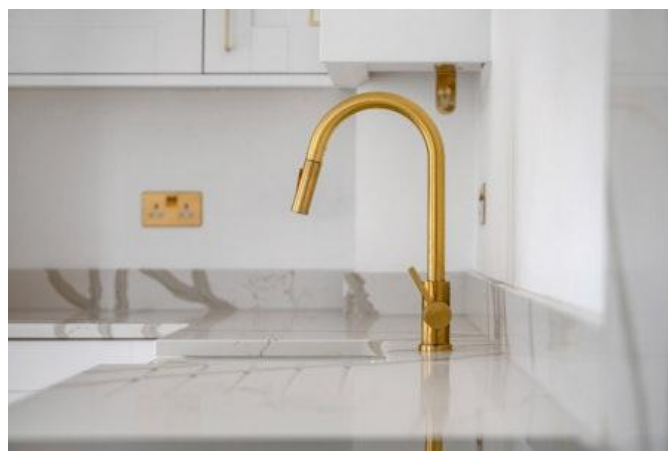


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## Key Features

- Immaculately Presented Four Bedroom Family Home
- No Onward Chain
- Popular Location Close to Local Amenities & Schooling
- Newly Fitted Kitchen & Bathrooms
- Off Road Parking and Single Garage
- Council Tax Band - D
- EPC Rating D
- Freehold

£425,000





**\*No Onward Chain\*** Introducing to the market this immaculately presented four-bedroom detached family home, situated in a sought-after residential area with convenient access to local amenities. The property offers bright and spacious accommodation comprising a welcoming lounge with feature fireplace and bay window, a modern open plan kitchen diner and four generous bedrooms!

Upon entering, the entrance hall leads into the light-filled lounge, enhanced by a walk-in bay window and feature fireplace. The hall also provides access to the newly fitted kitchen diner, which is equipped with a range of contemporary units, breakfast bar, and space for appliances. The kitchen flows seamlessly into the garden room, where French doors open onto the rear garden. An adjoining utility room offers additional storage and access to a convenient cloakroom, with a door leading outside.

To the first floor, the landing connects four well-proportioned bedrooms, including a main bedroom benefitting from a newly fitted ensuite shower room. The remaining bedrooms are served by a refitted family bathroom featuring a modern white suite with shower over the bath.



Externally, the property offers a driveway leading to a single garage with personal access into the utility room. The enclosed rear garden is mainly laid to lawn and features a patio seating area with mature borders, creating an ideal space for outdoor entertaining. The property is offered for sale with no onward chain, and viewing is highly recommended.



Entrance Hall 1.84m x 3.93m (6'0" x 12'11")

Lounge 4.55m x 3.45m (14'11" x 11'4")

Kitchen/Breakfast Room 5.45m x 2.98m (17'11" x 9'10")

Dining Room 3.26m x 2.85m (10'8" x 9'5")

Utility Room 2.34m x 2.16m (7'8" x 7'1")

WC 1.27m x 1.06m (4'2" x 3'6")

Bedroom One 3.8m x 2.78m (12'6" x 9'1")

En-Suite 1.57m x 1.43m (5'2" x 4'8")

Bedroom Two 4.8m x 2.77m (15'8" x 9'1")

Bedroom Three 4.73m x 2.51m (15'6" x 8'2")

Bedroom Four 2.75m x 3.23m (9'0" x 10'7")

Bathroom 1.89m x 1.9m (6'2" x 6'2")

Garage 5.25m x 2.52m (17'2" x 8'4")

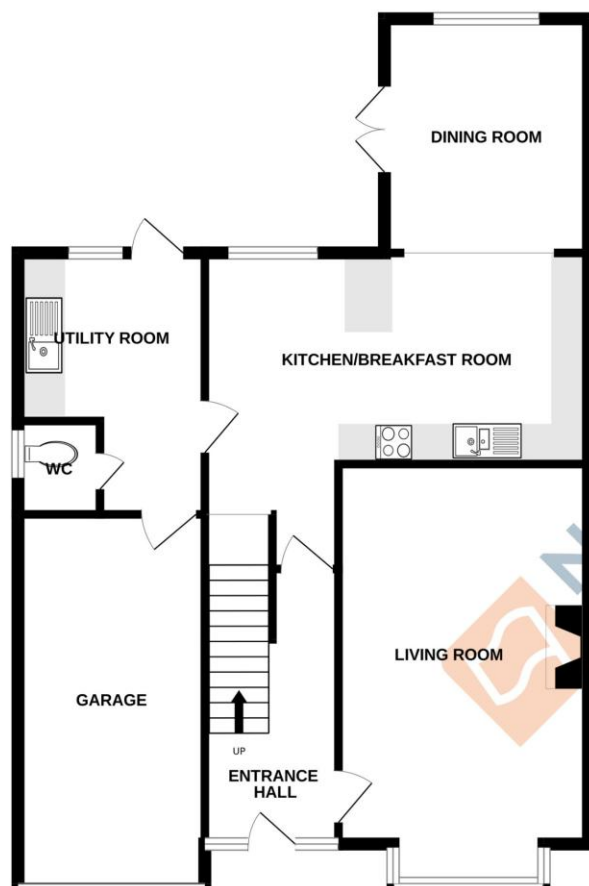








GROUND FLOOR  
825 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1479 sq.ft. (137.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: South Kesteven  
Council Tax Band: D

#### 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.