



14 Sovereign Way, Stamford

Guide Price £400,000

 **NEWTON FALLOWELL**

14 Sovereign Way

Stamford

GUIDE PRICE £400,000 - £410,000 (NO ONWARD CHAIN)

Stunning three-bedroom modern semi-detached home situated in a prime location in Stamford, close to local amenities and within walking distance of the town centre. This lovely home benefits from a beautifully landscaped rear garden, attractive views towards mature trees, allocated off-road parking for two vehicles, a spacious living room, modern kitchen diner, separate utility room, three well-proportioned bedrooms, two bathrooms and a downstairs cloakroom.

The property is arranged over two floors, with the entrance hall providing excellent flow and connecting the living room, kitchen diner, cloakroom and staircase to the first floor. The spacious living room offers an abundance of space and is flooded with natural light thanks to two windows. The kitchen diner has been modernised and features a wealth of units, integrated appliances and French doors opening onto the patio, while a separate utility room provides additional practicality.

To the first floor, the landing connects three well-proportioned bedrooms and the modern three-piece family bathroom. Bedroom one also benefits from its own three-piece en suite shower room.

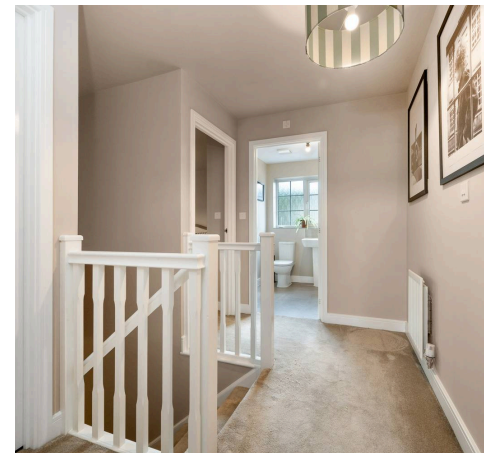
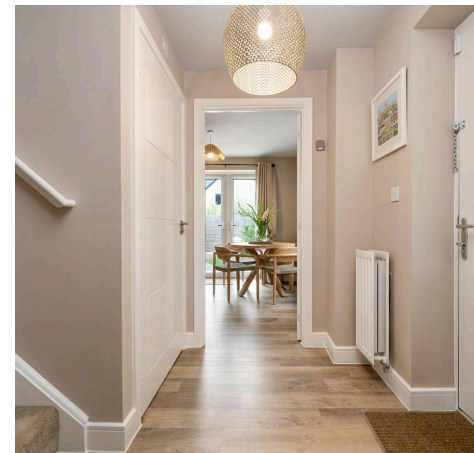
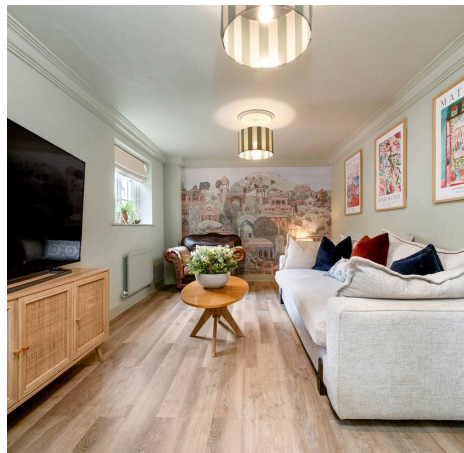
Outside, to the front, there is allocated off-road parking for two vehicles and an inset footpath leading to the front door, with attractive views towards mature trees surrounding the property. The rear garden has been beautifully landscaped and features two patio seating areas, one adjoining the property and another towards the rear, connected by a footpath with lawn to either side and established mature borders.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Entrance Hall

6' 4" x 4' 11" (1.94m x 1.50m)

Cloakroom

5' 5" x 3' 3" (1.64m x 0.99m)

Living Room

18' 4" x 10' 2" (5.58m x 3.09m)

Kitchen Diner

18' 4" x 8' 10" (5.58m x 2.70m)

Utility Room

7' 6" x 6' 6" (2.28m x 1.98m)

Landing

10' 3" x 5' 11" (3.12m x 1.80m)

Bedroom One

11' 0" x 10' 6" (3.35m x 3.19m)

En-Suite

6' 0" x 5' 3" (1.83m x 1.61m)

Bedroom Two

12' 5" x 8' 11" (3.78m x 2.72m)

Bedroom Three

9' 1" x 8' 11" (2.76m x 2.73m)

Bathroom

7' 0" x 6' 10" (2.14m x 2.08m)



GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 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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