



10a Meadow Lane, Thornhaugh, Stamford, PE8 6HN

 **NEWTON FALLOWELL**



Key Features

- Spacious Detached Three Bedroom Bungalow
- Stunning Views over Farmers Fields
- Off Road Parking and Single Garage
- Ample Living Accommodation
- Sought After Village Location
- No Onward Chain
- Council Tax Band - D
- EPC Rating D
- Freehold

Offers Over £350,000





No Onward Chain Situated in the highly sought-after village of Thornhaugh, this spacious three-bedroom detached property offers an impressive amount of accommodation arranged across a single level. The home further benefits from stunning south-facing views over open countryside to the rear.

Upon entering, the welcoming entrance hall provides access to all three well-proportioned double bedrooms, each featuring fitted storage cupboards. Also located off the hallway is a generous three-piece shower room along with a useful airing cupboard.

To the rear of the property, the well-equipped kitchen offers a range of appliances and leads through to a large living room with patio doors opening onto the garden. From here, the accommodation flows into a formal dining area, which connects seamlessly to the garden room extension, creating an excellent space for both everyday living and entertaining.

Externally, the front of the property provides ample off-road parking and access to a single garage, complete with power and a rear personal door. The front garden is neatly maintained, adding to the home's kerb appeal.

The true focal point of this property is the rear garden, which enjoys breathtaking south-facing views across neighbouring farmland. Designed for low maintenance, the garden is mainly laid to artificial lawn and patio, complemented by mature borders—an ideal setting to relax and enjoy the surrounding countryside.

Kitchen 2.56m x 3.98m (8'5" x 13'1")

Living Room 4.18m x 4.82m (13'8" x 15'10")

Dining Room 2.97m x 2.58m (9'8" x 8'6")

Garden Room 1.7m x 2.39m (5'7" x 7'10")

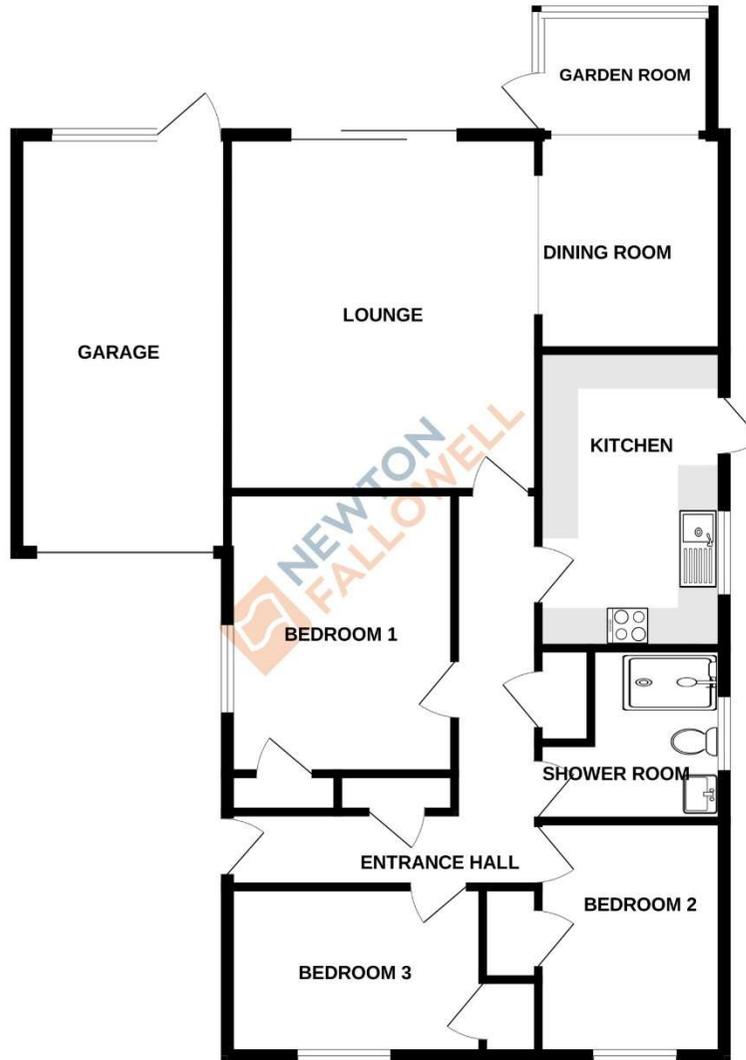
Bedroom One 3.87m x 3.1m (12'8" x 10'2")

Bedroom Two 3.18m x 2.57m (10'5" x 8'5")

Bedroom Three 2.27m x 3.59m (7'5" x 11'10")

Shower Room 1.95m x 2.34m (6'5" x 7'8")

GROUND FLOOR
1151 sq.ft. (106.9 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

COUNCIL TAX INFORMATION:

Local Authority:
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.