# 6. Tobias Grove, Stamford

£450,000

NEWTON FALLOWELL

# 6. Tobias Grove

## Stamford

****No Chain**** Tucked away in a quiet cul-de-sac, this heavily extended five-bedroom detached family home offers generous ground floor living space, five well-proportioned bedrooms, two bathrooms upstairs, and a fully modernised interior throughout.

Upon entering, a welcoming entrance hall provides access to the main reception rooms, a WC, and stairs leading to the first-floor landing. To the right, you'll find a stylish modern kitchen/breakfast room with a separate utility space. On the opposite side, there is a spacious living room featuring a fireplace and a front-facing window.

A standout feature of the home is the impressive dining room, which flows seamlessly into the recently added sunroom—perfect for entertaining or relaxing.

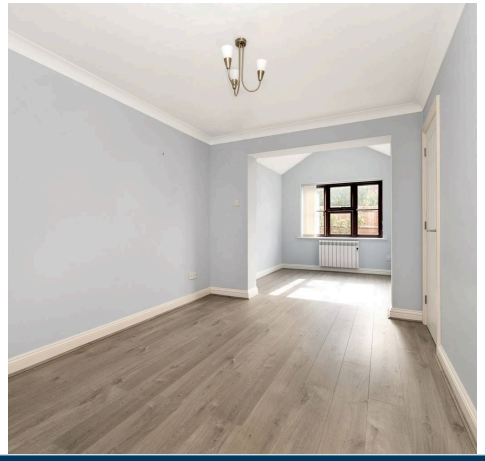
Upstairs, there are five generously sized bedrooms, ideal for family living. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room.

Externally, the property offers off-road parking to the front, along with a single integrated garage equipped with an electric car charging point. The rear garden is mainly laid to lawn, complemented by a separate patio area and raised borders

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



**Entrance Hall**
6' 11" x 7' 3" (2.11m x 2.20m)

**Lounge**
16' 3" x 13' 9" (4.96m x 4.20m)

**Dining Room**
8' 11" x 11' 9" (2.71m x 3.57m)

**Sun Room**
8' 10" x 8' 8" (2.69m x 2.64m)

**Kitchen**
15' 11" x 15' 0" (4.86m x 4.57m)

**Utility Room**
13' 0" x 4' 10" (3.96m x 1.47m)

**Bedroom One**
16' 1" x 10' 9" (4.91m x 3.28m)

**En-Suite**
5' 9" x 5' 5" (1.74m x 1.66m)

**Bedroom Two**
11' 8" x 8' 8" (3.55m x 2.64m)

**Bedroom Three**
10' 7" x 9' 3" (3.22m x 2.82m)

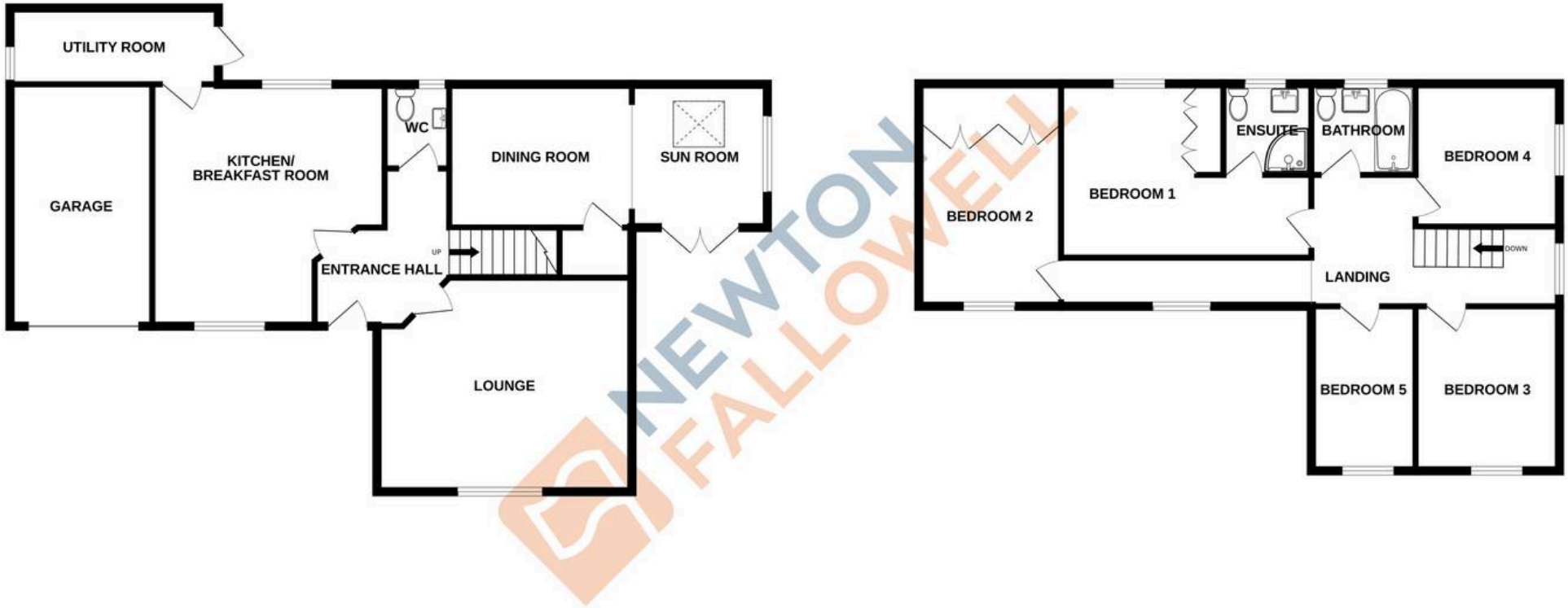
**Bedroom Four**
8' 11" x 8' 5" (2.72m x 2.57m)

**Bedroom Five**
10' 6" x 6' 8" (3.21m x 2.04m)

**Bathroom**
7' 6" x 5' 5" (2.29m x 1.65m)

GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.

1ST FLOOR
760 sq.ft. (70.6 sq.m.) approx.




TOTAL FLOOR AREA : 1705 sq.ft. (158.4 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.
Made with Metropix ©2026

Newton Fallowell - Stamford

Newton Fallowell Estate Agents, 4 Ironmonger Street - PE9 1PL

01780 754530 · stamford@newtonfallowell.co.uk · newtonfallowell.co.uk/stamford