



24 Gloucester Road, Stamford, PE9 1LH

 **NEWTON FALLOWELL**



3 1 1

## Key Features

- End of terrace of home
- Three well balanced bedrooms
- Spacious living room
- Modern kitchen breakfast room
- Three piece bathroom
- Enclosed rear garden
- Driveway
- EPC Rating D
- Freehold

£240,000







Three-bedroom end-of-terrace property tucked away in a prime location of Stamford, within easy walking distance of the town centre. The property benefits from a spacious living room, modern kitchen breakfast room, downstairs cloakroom, three-piece bathroom, three well-balanced bedrooms, an enclosed rear garden and driveway.

The property is arranged over two floors and is entered via an entrance hall with stairs leading to the first floor, providing access to the living room and downstairs cloakroom. The light and airy living room offers an abundance of space and features a central fireplace. Completing the ground floor is the modern kitchen breakfast room, fitted with an array of base and eye-level units.

To the first floor, the landing provides access to two well-proportioned double bedrooms, a further single bedroom and the family three-piece bathroom.

Outside, the property offers a driveway to the front providing off-road parking for at least one vehicle. Gated side access leads to the enclosed rear garden, which features a generous patio seating area and lawn with mature borders.







Entrance Hall

Living Room 3.36m x 4.26m (11'0" x 14'0")

Kitchen Breakfast Room 5.48m x 1.84m (18'0" x 6'0")

Landing



Bedroom One 3.38m x 3.36m (11'1" x 11'0")

Bedroom Two 2.16m x 2.74m (7'1" x 9'0")

Bedroom Three 2.44m x 1.86m (8'0" x 6'1")

Bathroom

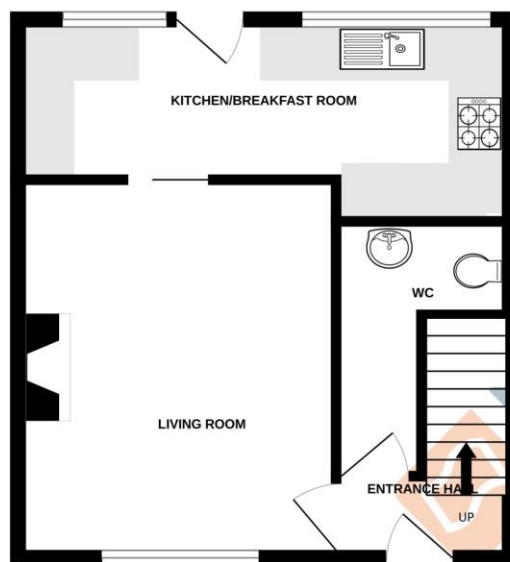




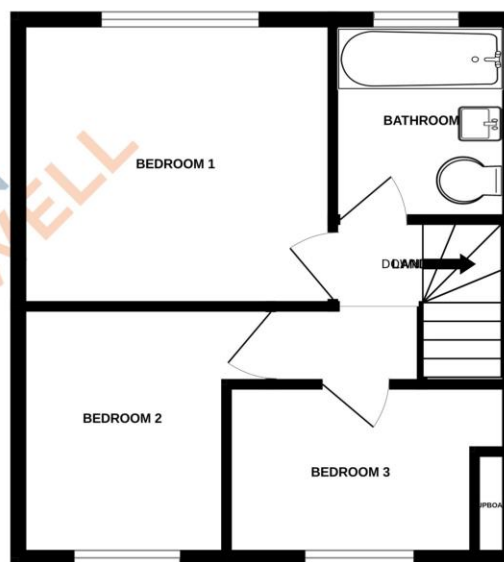




GROUND FLOOR  
357 sq.ft. (33.1 sq.m.) approx.

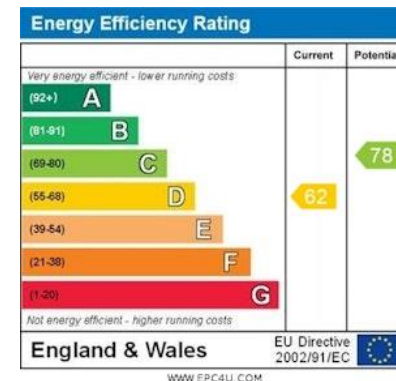


1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 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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#### COUNCIL TAX INFORMATION:

Local Authority: SKDC  
Council Tax Band: A

#### 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 £62 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.