



25 Airedale Road, Stamford
£325,000

 **NEWTON FALLOWELL**

25 Airedale Road

Stamford

Newton Fallowell are delighted to offer this beautifully presented and thoughtfully extended three-bedroom semi-detached family home, tucked away within a quiet cul-de-sac in Stamford. Having been tastefully renovated throughout, the property boasts spacious and versatile accommodation, a bespoke modern kitchen, stunning four-piece family bathroom, landscaped rear garden and ample off-road parking.

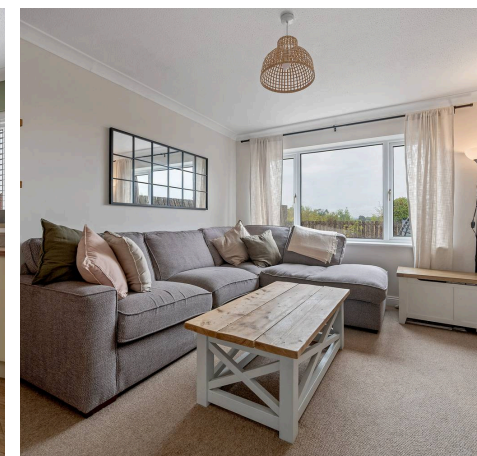
Upon entering, you are welcomed by a spacious entrance hall which provides access to the principal ground floor accommodation and stairs rising to the first floor. A generous living room leads to the heart of the home, the stylish kitchen/breakfast room, fitted with an extensive range of units plus breakfast bar seating. The property has been cleverly extended to create a fantastic dining/family room, flooded with natural light and featuring bi-folding doors opening onto the rear garden. Completing the ground floor is a practical utility room with cloakroom facilities.

To the first floor, the landing leads to two generous double bedrooms, both benefitting from built-in storage, a well-proportioned third bedroom and a four-piece family bathroom, complete with a separate walk-in shower.

Externally, the front of the property offers a block-paved driveway providing off-road parking for multiple vehicles. The rear garden is low maintenance with separate patio area and the rest laid to lawn, the rear garden offers excellent field views!

Council Tax band: B

Tenure: Freehold





Kitchen

9' 9" x 10' 11" (2.98m x 3.33m)

Dining Room

8' 9" x 7' 6" (2.67m x 2.28m)

Lounge

14' 0" x 10' 11" (4.27m x 3.33m)

Utility/WC

6' 7" x 4' 10" (2.01m x 1.47m)

Bedroom One

14' 0" x 11' 0" (4.27m x 3.35m)

Bedroom Two

9' 10" x 10' 11" (3.00m x 3.33m)

Bedroom Three

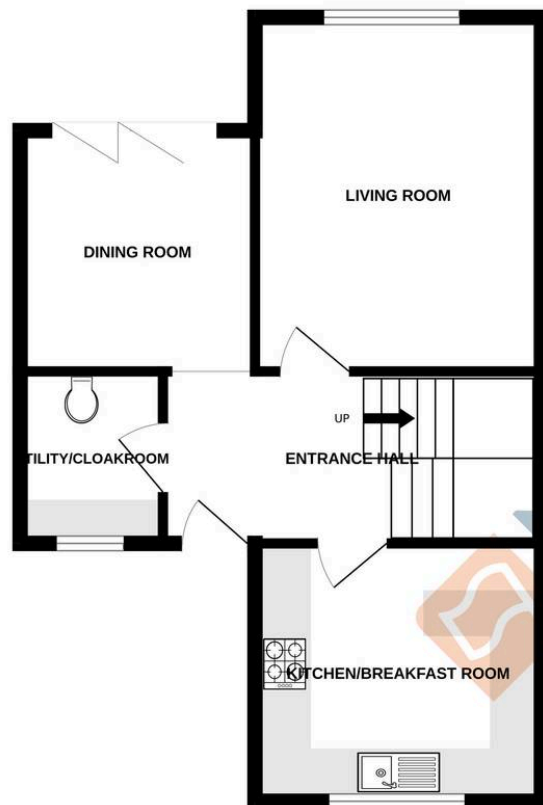
7' 9" x 8' 7" (2.37m x 2.61m)

Bathroom

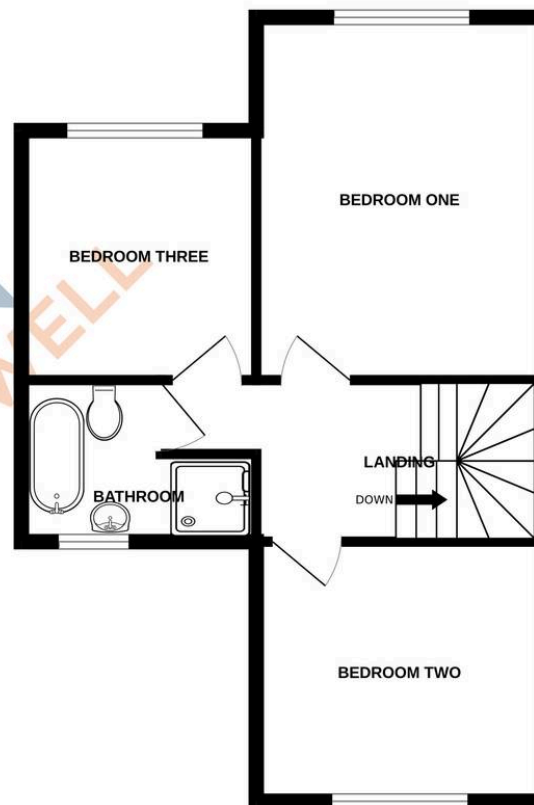
6' 2" x 8' 8" (1.88m x 2.65m)



GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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 IPL

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