15 Groves Crescent, Stamford

£300,000

NEWTON FALLOWELL

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Stamford

Newton Fallowell are pleased to present this beautifully maintained three-bedroom end of terrace home, ideally positioned on the sought-after Exeter Fields development with open views across a green. Offering stylish accommodation and a prime location, the property provides excellent access to the A1, Stamford town centre, and highly regarded local schools.

The ground floor features a welcoming entrance hall leading to all principal rooms. To the front, a modern kitchen/breakfast room offers both functionality and style. A useful understairs storage cupboard and a guest WC add further convenience. To the rear, the spacious living/dining room enjoys plenty of natural light and opens directly onto the private garden.

Upstairs, there are three generous double bedrooms. A contemporary three-piece family bathroom completes the first floor.

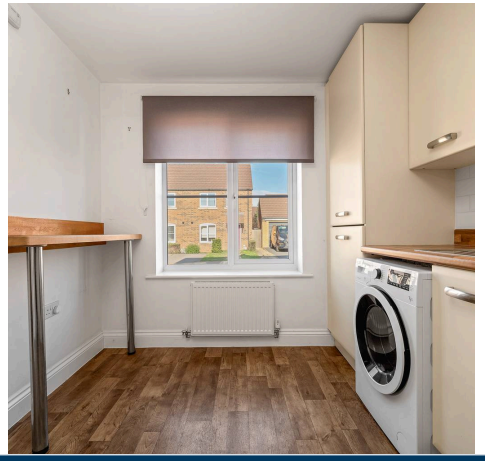
Outside, the property benefits from off-road parking for two vehicles, while the front outlook enjoys attractive views towards Wothorpe. The rear garden is mainly low maintenance laid to patio, with shed and side gated access.

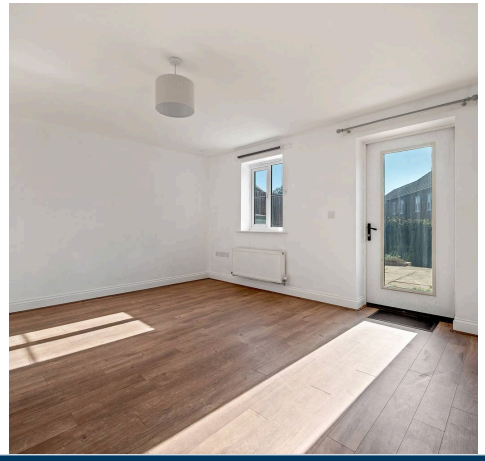
Council Tax band: B

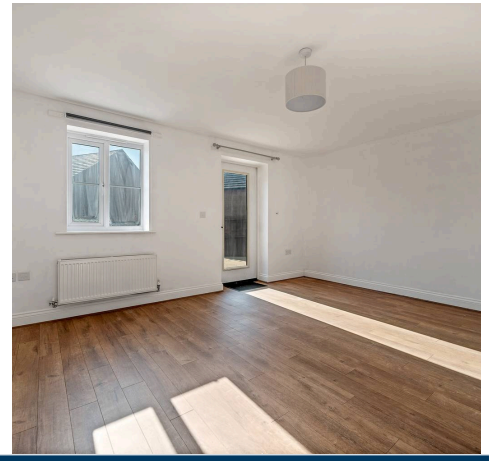
Tenure: Freehold

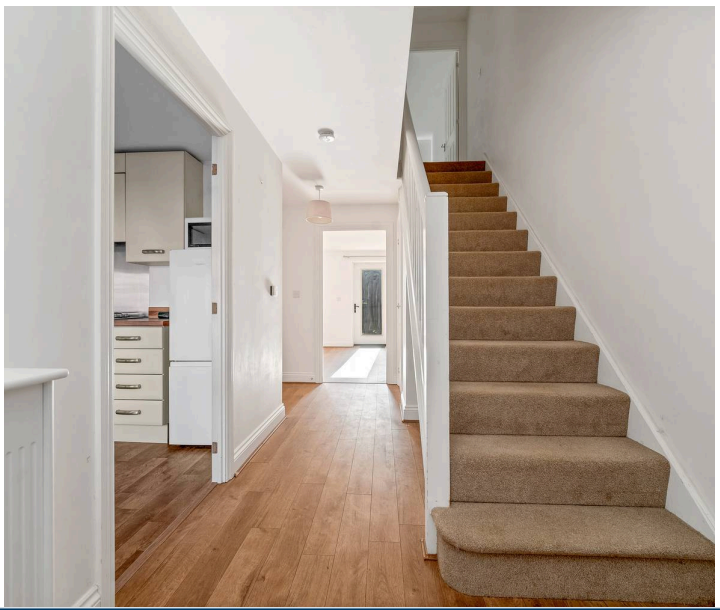
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



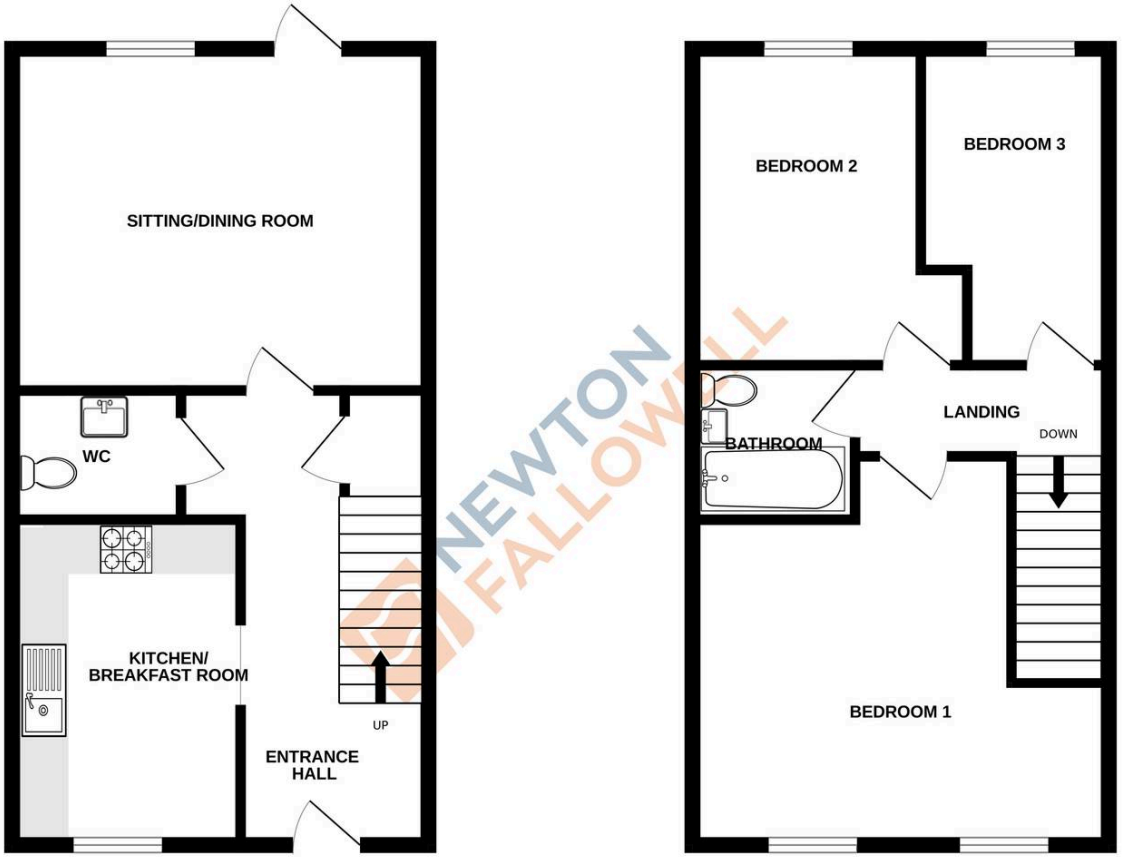






GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.

1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.3 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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Newton Fallowell - Stamford

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