



Cedar Road, Stamford

 **NEWTON FALLOWELL**

4 3 3

Key Features

- Immaculate Four Bedroom Family Home
- Multiple Ground Floor Reception Rooms
- Turn Key Property, Fully Modernised Throughout
- Highly Sought After Location
- Four Double Bedrooms & Two En-suites
- Ample Off Road Parking, Block Paved!
- Council Tax Band - D
- EPC Rating C
- Freehold

£595,000





Newton Fallowell are delighted to present this fully modernised and beautifully finished four double bedroom home, offering three upstairs bathrooms, generous ground floor living space, a landscaped south-facing garden, and parking for up to four vehicles. Situated in one of the area's most desirable and quiet locations, within walking distance of schools and local amenities, this exceptional property truly has it all.

Upon entering, a bright and welcoming entrance hall provides access to the main reception rooms and stairs to the first floor. To the right is a spacious reception room, currently used as a home office/snug, while the opposite side of the property features a full-length living room with a large front-facing window and feature fireplace with multi-fuel burner.

At the heart of the home is a well-equipped kitchen offering ample worktop space and a range of integrated appliances. This flows seamlessly into a stunning rear reception room spanning the width of the property, complete with floor-to-ceiling bi-fold doors and air conditioning. This impressive space is ideal for modern family living and entertaining. The ground floor is further complemented by a WC and a separate utility room with direct access to the garden.

The first floor continues to impress with four well-proportioned double bedrooms. Bedrooms one and two benefit from contemporary three-piece en-suite shower rooms, while a stylish family bathroom serves the remaining bedrooms.

Occupying a generous corner plot, the property provides extensive off-road parking via a block-paved driveway and side access to the rear garden. The south-facing garden is mainly laid to lawn and features a recently installed porcelain patio, creating an excellent outdoor entertaining area. The garden also enjoys a high degree of privacy thanks to mature borders.





Entrance Hall 1.79m x 4.97m (5'11" x 16'4")

Lounge 4.07m x 8.15m (13'5" x 26'8")

Dining Room 2.86m x 6.12m (9'5" x 20'1")

Home Office / Family Room 2.65m x 6.2m (8'8" x 20'4")

Kitchen 3.25m x 2.94m (10'8" x 9'7")



Utility Room 2.89m x 2.62m (9'6" x 8'7")

WC 1.62m x 1.69m (5'4" x 5'6")

Bedroom One 4.91m x 2.85m (16'1" x 9'5")

En-Suite 1.58m x 2.64m (5'2" x 8'8")

Bedroom Two 3.58m x 3.28m (11'8" x 10'10")



En-Suite 0.85m x 2.75m (2'10" x 9'0")

Bedroom Three 3.28m x 2.78m (10'10" x 9'1")

Bedroom Four 2.59m x 2.76m (8'6" x 9'1")

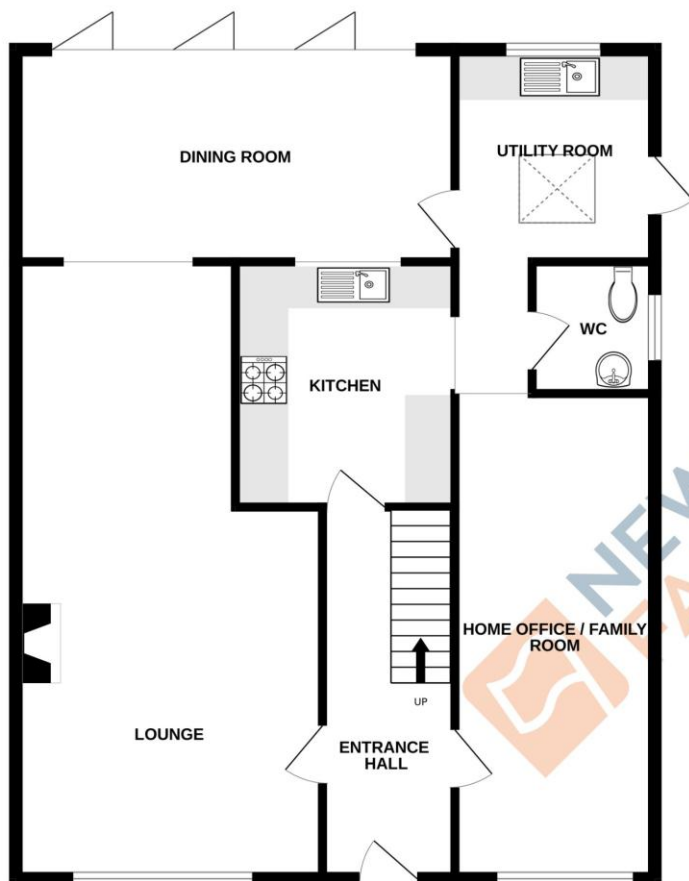
Bathroom 2.77m x 1.67m (9'1" x 5'6")





GROUND FLOOR
1016 sq.ft. (94.4 sq.m.) approx.

1ST FLOOR
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 1798 sq.ft. (167.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
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.