



Belvoir Close, Stamford

 **NEWTON FALLOWELL**

 4    2    2

## Key Features

- Modern Detached Family Home
- Four Bedrooms & Two Bathrooms
- Lounge, Dining Room, Garden Room & Study
- Kitchen with Separate Utility Room
- Private Garden with Open Views
- Driveway & Detached Double Garage
- Private Cul-de-Sac Position
- Close to Schools & Parks
- EPC Rating - TBC
- Freehold

Offers in excess of £500,000





Set within this highly sought-after development off Casterton Road, constructed by the respected Jelson Homes, this beautifully presented four-bedroom detached family home offers generous and versatile accommodation throughout. The property benefits from four reception rooms, a modern fitted kitchen, a landscaped rear garden, parking for two vehicles, and a detached double garage.

Occupying an enviable position at the end of a private cul-de-sac, the home is entered via an impressive entrance hallway which provides access to all ground-floor reception rooms, the kitchen, and a convenient cloakroom/WC. A front-facing study offers an ideal workspace for those working from home, while the spacious living room features French doors opening into the garden room, enjoying views across the garden and direct access to a side terrace. The formal dining room, accessed through glazed French doors, comfortably accommodates a table and six chairs, making it perfect for entertaining.

The well-appointed kitchen is fitted with an extensive range of wall and base units and integrated appliances, with an archway leading through to the utility room, which offers additional storage and a door to the side garden.

To the first floor, there are four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room, alongside a modern family bathroom.

Externally, the property sits neatly within a corner plot of the cul-de-sac and provides ample off-road parking for two vehicles, leading to a detached double garage. Gated pedestrian access between the house and garage leads to the side and rear gardens. The side garden features a generous patio terrace, with a raised planter separating the terrace from the lawn—ideal for a herb or flower garden. The rear garden offers an expanse of lawn bordered by mature planting, providing a high degree of privacy and an attractive setting for wildlife, while enjoying open views towards Great Casterton.





Entrance hall 2.69m x 3.66m (8'10" x 12'0")

WC 0.89m x 1.7m (2'11" x 5'7")

Study 2.11m x 2.36m (6'11" x 7'8")

Lounge 3.48m x 5.64m (11'5" x 18'6")

Garden room 3.4m x 3.26m (11'2" x 10'8")

Dining room 2.54m x 3.4m (8'4" x 11'2")

Kitchen 2.39m x 3.89m (7'10" x 12'10")

Utility room 1.63m x 2.39m (5'4" x 7'10")

Landing 3.71m x 3.45m (12'2" x 11'4")

Bedroom one 3.48m x 4.45m (11'5" x 14'7")

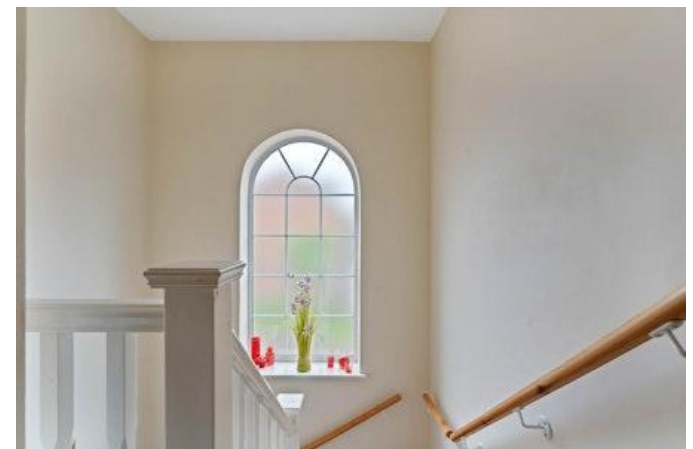
Ensuite 1.57m x 2.34m (5'2" x 7'8")

Bedroom two 2.36m x 3.35m (7'8" x 11'0")

Bedroom three 2.41m x 3.2m (7'11" x 10'6")

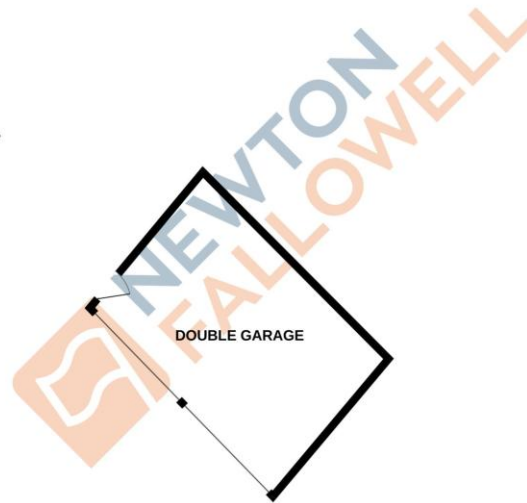
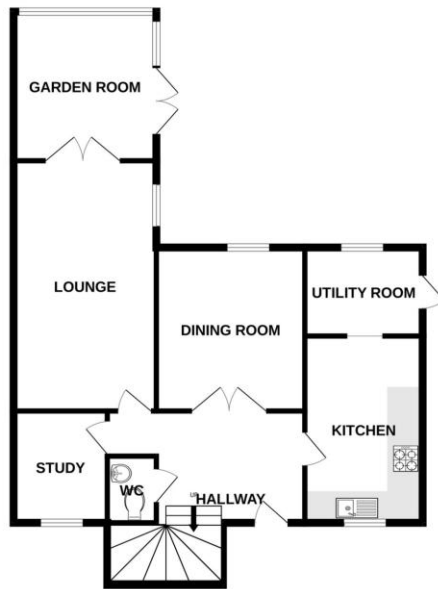
Bedroom four 2.18m x 3.4m (7'2" x 11'2")

Bathroom 2.39m x 2.41m (7'10" x 7'11")



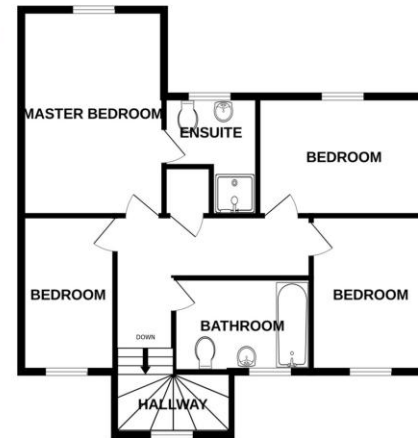


GROUND FLOOR



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 reliability or efficiency can be given.

1ST FLOOR



#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
Council Tax Band: E

#### 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.