



Winterton Close, Stamford

 **NEWTON FALLOWELL**

 3  2  2

Key Features

- Immaculately Presented Three Bedroom Town House
- Stunning Open Plan Kitchen/Dining/Living
- Three Double Bedrooms
- Great Location Close Proximity to Amenities and Schools
- Off Road Parking and Single Garage
- Council Tax Band - C
- EPC Rating C
- Freehold

£325,000





Newton Fallowell are delighted to present this stunning three-storey family home, featuring an impressive open-plan kitchen, dining and living area — perfect for modern living. With three double bedrooms, off-road parking, a garage, and a location within walking distance of Stamford town centre, this property truly has it all.

Upon entering the property, you are welcomed by an entrance hall providing access to the ground floor reception areas, the staircase to the first floor, and a convenient WC located to the left. To the right is a recently fitted, well-equipped kitchen offering ample storage, a range of integrated appliances, and the added benefit of a breakfast bar. The kitchen flows seamlessly into the open-plan living space, where French doors open onto the rear garden. This bright and spacious layout creates an ideal entertaining area for family and friends.

The first floor comprises two generous double bedrooms, both featuring fitted wardrobes, along with a modern three-piece family bathroom. The top floor is dedicated to the impressive main bedroom, complete with ample storage and a spacious en-suite shower room.

Externally, the front of the property is set back from the road behind iron railings, with an inset footpath and steps leading to the front door. To the rear, there is dedicated off-road parking in front of a single garage. The enclosed rear garden is mainly laid to lawn and benefits from a large patio area, ideal for outdoor dining and relaxation.





Entrance Hall 1.12m x 4.62m (3'8" x 15'2")

Kitchen/Breakfast Room 4.62m x 2.4m (15'2" x 7'11")

Lounge 4.47m x 2.39m (14'8" x 7'10")

WC 0.85m x 1.89m (2'10" x 6'2")

Bedroom One 4.45m x 3.35m (14'7" x 11'0")

En-Suite 2.67m x 2.08m (8'10" x 6'10")

Bedroom Two 4.47m x 3m (14'8" x 9'10")

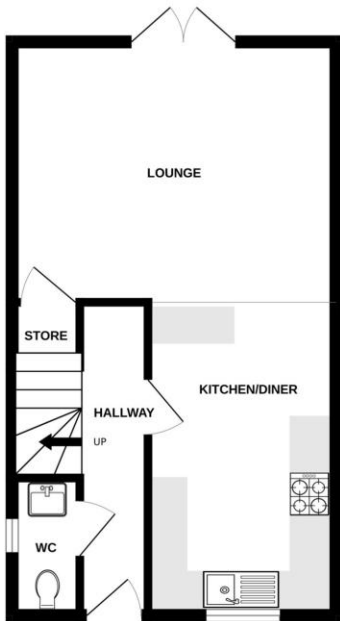
Bedroom Three 3.35m x 2.34m (11'0" x 7'8")

Bathroom 2.03m x 1.92m (6'8" x 6'4")

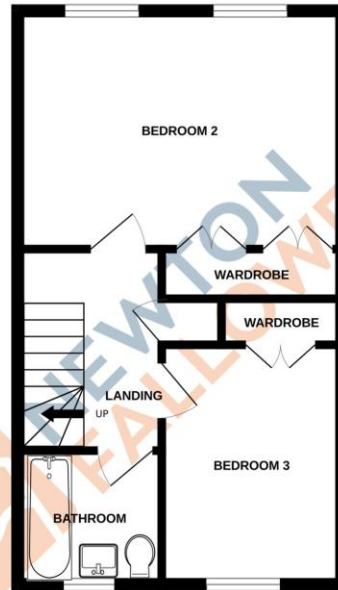




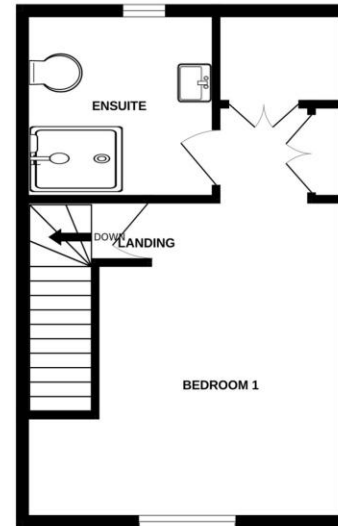
GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 1176sq.ft. (109.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: C

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.