



Walcot Way, Stamford

 **NEWTON FALLOWELL**

3 1 3

Key Features

- Immaculately Prestented Three Bedroom Detached Family Home
- Stunning Cul De Sac Location
- Ample Off Road Parking and Single Garage
- Open Green Front Aspect
- Large Private Rear Garden
- Heavily Extended Property
- Council Tax Band - C
- EPC Rating - TBC
- Freehold

Guide Price £400,000 - £425,000





Situated in a sought-after area of Stamford, this extended three-bedroom detached family home offers a superb blend of space, modern living, and convenience. With local amenities just a short walk away and within catchment for the highly regarded Malcolm Sargent and St Gilbert's primary schools, this home is ideally located for family life.

The property has been significantly enhanced by the current owners, including a substantial ground floor extension that now boasts an impressive open-plan kitchen/dining/living space and multiple reception rooms.

The home is entered via a porchway, which provides internal access to the garage and opens into a bright entrance hall. From the hall, stairs rise to the first floor, with the lounge positioned to the right and the kitchen straight ahead. The lounge is a spacious, light-filled room featuring a bay-style window, a gas fireplace, and fresh, modern decor. It flows seamlessly into the dining room, which then leads into the extended sunroom which has french doors leading outside. The focal point of this property is the modern kitchen is well-appointed with sleek, contemporary units, integrated appliances, and quality finishes throughout. A convenient downstairs WC is located just off the kitchen.



The first floor leads to three generously sized bedrooms. Bedrooms one and two benefit from fitted wardrobes, while all three rooms a large three piece family bathroom.

The front of the property offers ample off road parking, a single garage with an electric door and side access to the rear garden. The large rear garden, offers multiple seating areas, including a recently laid patio, the rest of the garden is mainly laid to lawn with mature borders. The front of the property does overlook a lovely open green, making it a great safe place for children to play.



Entrance Hall 1.8m x 5.92m (5'11" x 19'5")

Lounge 3.82m x 4.84m (12'6" x 15'11")

Dining Room 2.8m x 3.03m (9'2" x 9'11")

Sun Room 2.96m x 2.68m (9'8" x 8'10")

Kitchen Diner 4.4m x 5.39m (14'5" x 17'8")

Bedroom One 3.91m x 3.34m (12'10" x 11'0")

Bedroom Two 3.1m x 3.56m (10'2" x 11'8")

Bedroom Three 2.44m x 2.33m (8'0" x 7'7")

Family Bathroom 2.17m x 1.67m (7'1" x 5'6")

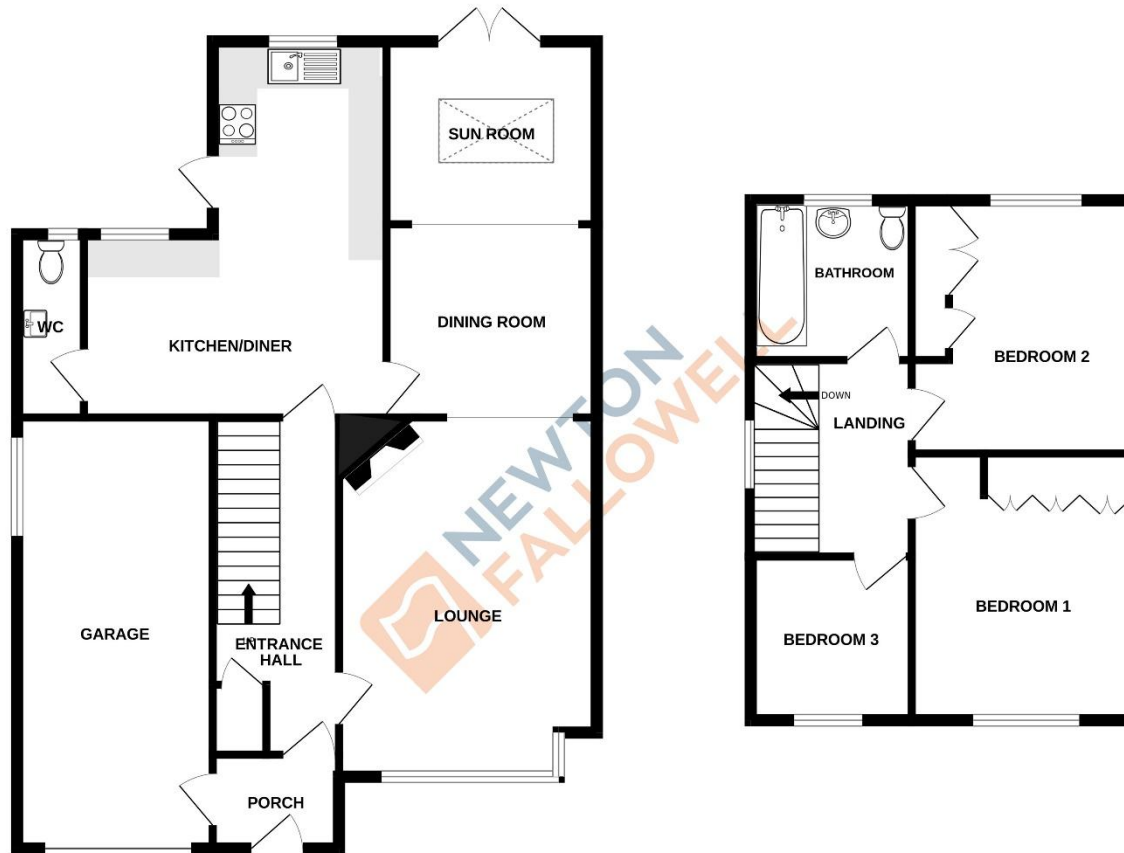
Garage 2.84m x 6.33m (9'4" x 20'10")





GROUND FLOOR
954 sq.ft. (88.6 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 1421 sq.ft. (132.0 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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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.