



5 Laughton Drive, Stamford  
£490,000

 **NEWTON FALLOWELL**

## 5 Laughton Drive

### Stamford

Situated within a highly sought-after residential area of Stamford, this spacious and well-presented five-bedroom family home occupies an attractive corner plot and benefits from generous living accommodation, a private rear garden, off-road parking and a single garage.

Upon entering the property, you are welcomed by a spacious entrance hall providing access to the principal ground floor rooms and stairs rising to the first floor. The well-appointed kitchen/breakfast room offers a range of fitted appliances and ample workspace, making it ideal for everyday family living. To the rear, a separate utility room provides additional storage and practicality, with access to the cloakroom/WC and a door leading to the garden.

The heart of the home is the impressive open-plan living and dining room, offering a bright and versatile space for both relaxing and entertaining. French doors open directly onto the rear garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living.

The first floor offers three well-proportioned bedrooms, including the principal bedroom which benefits from a recently refitted en-suite shower room. A modern family bathroom serves the remaining bedrooms on this level.

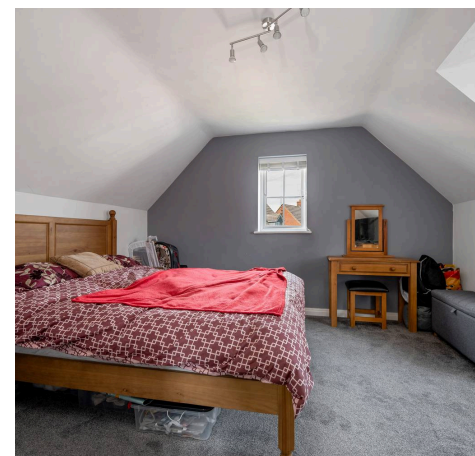
Occupying the second floor are two further spacious double bedrooms, providing flexible accommodation ideal for larger families, guests, a home office or hobby space.

Externally, the property enjoys a generous corner plot with a well-maintained rear garden featuring an extended patio area, perfect for outdoor dining and entertaining, alongside a lawn and established mature borders. A rear gate provides convenient access to the off-road parking area and single garage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





**Entrance Hall**

4' 6" x 13' 0" (1.38m x 3.97m)

**Kitchen/Diner**

12' 11" x 10' 8" (3.93m x 3.25m)

**Open Living / Dining Room**

18' 6" x 16' 10" (5.64m x 5.12m)

**WC**

2' 6" x 6' 0" (0.75m x 1.82m)

**Utility Room**

5' 8" x 10' 10" (1.72m x 3.31m)

**Bedroom One**

14' 1" x 11' 1" (4.29m x 3.38m)

**En-Suite**

11' 1" x 4' 10" (3.37m x 1.47m)

**Bedroom Two**

12' 1" x 12' 8" (3.68m x 3.87m)

**Bedroom Three**

9' 3" x 12' 9" (2.82m x 3.89m)

**Bedroom Four**

8' 3" x 11' 3" (2.52m x 3.42m)

**Bedroom Five**

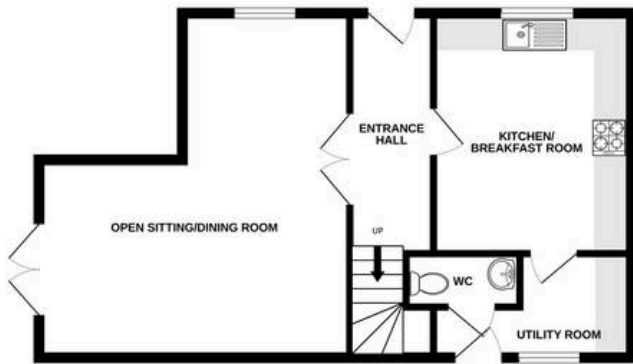
11' 5" x 7' 5" (3.48m x 2.27m)

**Bathroom**

6' 8" x 7' 3" (2.02m x 2.22m)



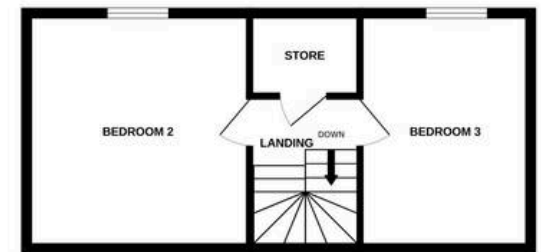
GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR  
516 sq.ft. (48.0 sq.m.) approx.



2ND FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1402 sq.ft. (130.3 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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