



Lyndon Way, Stamford

 **NEWTON FALLOWELL**

3 1 2

## Key Features

- Extended Three Bedroom Semi Detached
- Ample Off Road Parking and Single Garage
- South Facing Low Maintenance Rear Garden
- Highly Sought After Location
- Walking Distance to Schools and Amenities
- Council Tax Band - C
- EPC Rating – TBC
- Freehold

£335,000





**\*Great Location\*** Situated just moments from highly regarded schools and a range of local amenities, this beautifully presented three-bedroom extended semi-detached home offers generous ground floor accommodation, ample off-road parking, a single garage, and a lovely low-maintenance south-facing rear garden.

Upon entering the property, a welcoming hallway provides access to the ground floor reception rooms, along with stairs rising to the first-floor landing. To the left, there is a spacious living room featuring a large front-facing window and a charming wood burner. To the rear, the dining room benefits from patio doors opening out onto the garden, creating an ideal space for entertaining.

The ground floor is completed by a well-equipped kitchen/breakfast room, offering a range of fitted appliances and ample storage.

Upstairs, the first floor comprises two generous double bedrooms, with the main bedroom benefiting from fitted wardrobes. The third bedroom is versatile and can be used as a single bedroom, home office, or nursery. A modern walk-in shower room completes the first floor.

Externally, the front of the property provides ample off-road parking via a gravel driveway, along with access to an oversized single garage with a rear personnel door. The rear garden is south-facing and designed for low maintenance, being mainly laid to patio and gravel, complemented by mature borders.





Entrance Hall 1.81m x 3.9m (5'11" x 12'10")

Kitchen/Breakfast Room 5.49m x 3.45m (18'0" x 11'4")

Lounge 3.34m x 4.94m (11'0" x 16'2")

Dining Room 2.65m x 2.8m (8'8" x 9'2")

Landing 1.78m x 2.51m (5'10" x 8'2")

Bedroom One 3.69m x 3.38m (12'1" x 11'1")

Bedroom Two 3.47m x 3.04m (11'5" x 10'0")

Bedroom Three 2.15m x 2.45m (7'1" x 8'0")

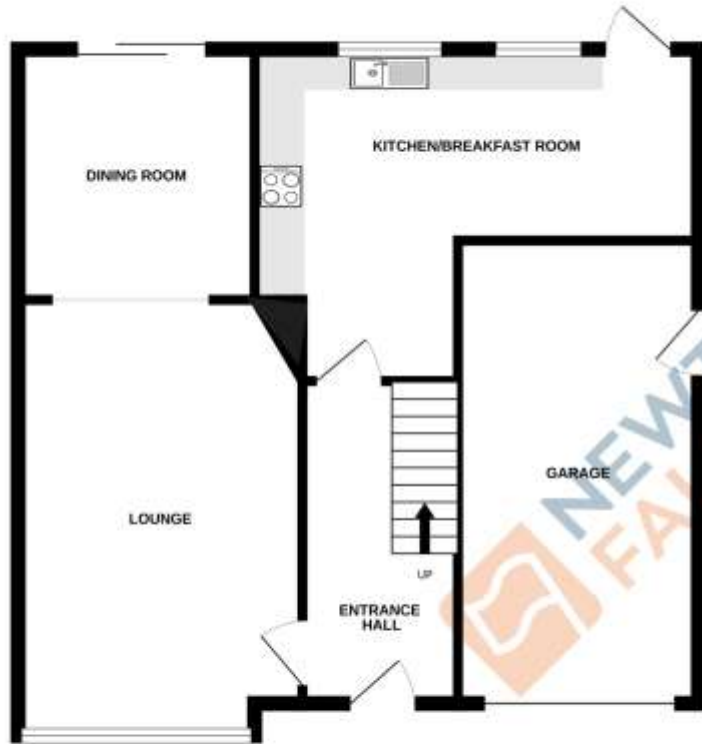
Shower Room 2.06m x 1.75m (6'10" x 5'8")

Garage 2.74m x 5.7m (9'0" x 18'8")





GROUND FLOOR  
660 sq. ft. (63.2 sq.m.) approx.



1ST FLOOR  
432 sq. ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1113 sq. ft. (103.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, sockets 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.