



24 The Drove, Collyweston
£269,950

 **NEWTON FALLOWELL**

24 The Drove

Collyweston, Stamford

****No Onward Chain**** Newton Fallowell are delighted to offer this well-presented three-bedroom family home, occupying a generous corner plot in the highly sought-after village of Collyweston. Offering spacious ground floor accommodation, ample off-road parking, a garage/workshop and a fantastic enclosed garden, this property is ideal for growing families or those looking to enjoy village living.

Upon entering the property, you are welcomed by an entrance porch leading into the central hallway. To the right is a well-appointed kitchen/breakfast room, fitted with an excellent range of base and wall units, generous worktop space and a Rangemaster cooker, creating a practical and sociable space for everyday living. The kitchen also provides direct access to the rear garden. Opposite, the spacious open-plan living and dining room is flooded with natural light, offering an excellent space for both relaxing and entertaining.

The first floor comprises two generous double bedrooms, a well-proportioned third bedroom, ideal as a nursery, child's bedroom or home office, and a modern family bathroom.

Externally, the property enjoys a substantial corner plot. To the front is a driveway providing off-road parking for several vehicles, alongside a single garage/workshop offering excellent storage or potential workspace. A gated side entrance leads to the enclosed rear garden, which is predominantly laid to lawn with a separate patio seating area, perfect for outdoor dining and entertaining, together with a useful garden shed.

Council Tax band: B

Tenure: Freehold



EPC Energy Efficiency Rating: D



Lounge/Dining Room

17' 5" x 9' 2" (5.31m x 2.79m)

Kitchen

17' 5" x 10' 8" (5.31m x 3.25m)

Bedroom One

11' 0" x 10' 11" (3.35m x 3.33m)

Bedroom Two

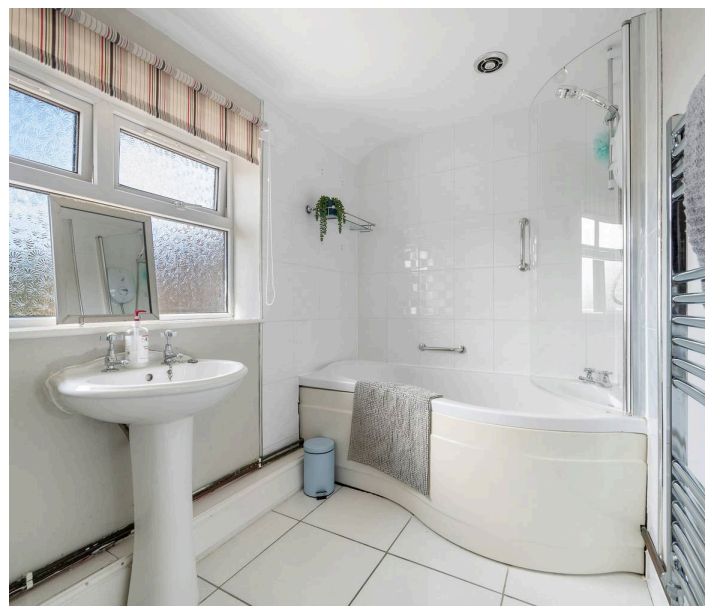
11' 10" x 11' 9" (3.61m x 3.58m)

Bedroom Three

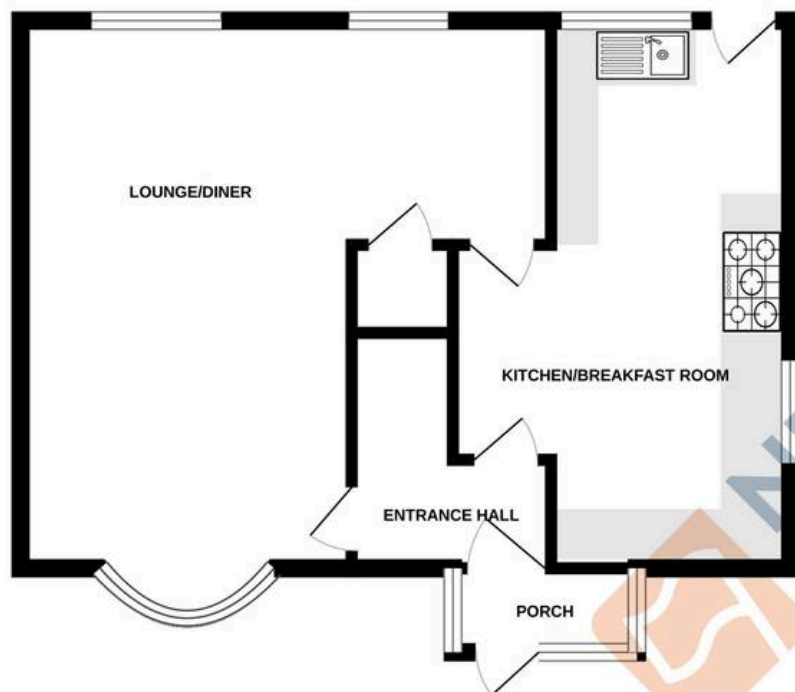
9' 7" x 9' 3" (2.92m x 2.82m)

Bathroom

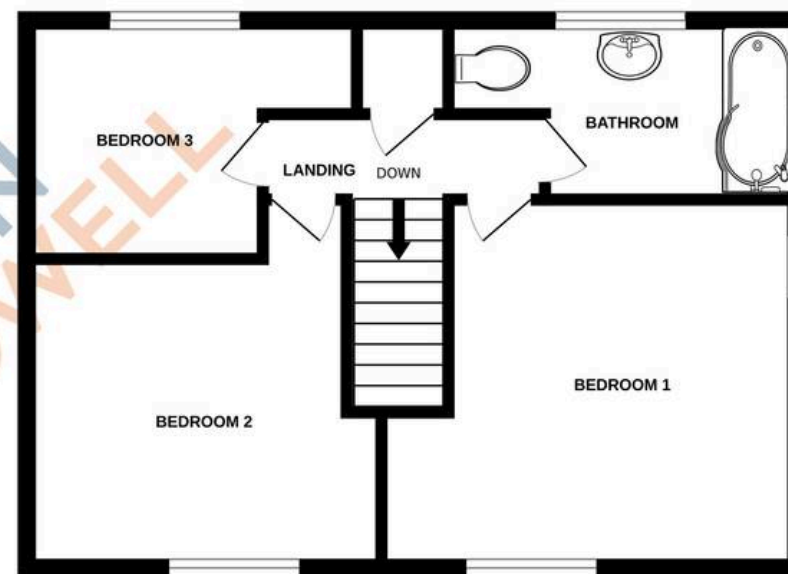
11' 2" x 5' 6" (3.40m x 1.68m)



GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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