



19 Burghley Court, Stamford  
£325,000

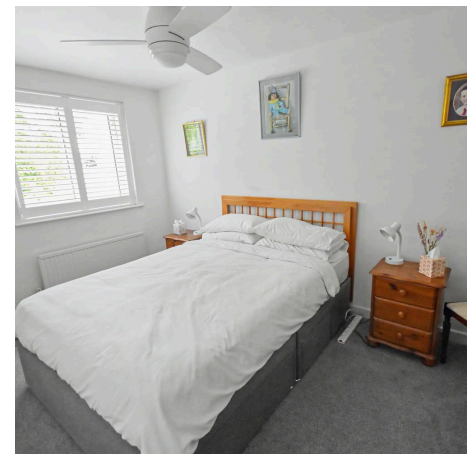
 **NEWTON FALLOWELL**

This beautifully presented three-bedroom terraced house offers stylish and contemporary living across a thoughtfully designed layout. The property features a bright and inviting living room, enhanced by large windows with bespoke shutters and a modern wall-mounted fireplace, creating a comfortable space for relaxation. The open plan kitchen breakfast area boasts sleek white units and integrated cooker, providing a seamless space for entertaining and every-day living. Back glass door connects the kitchen to the private garden, allowing for effortless indoor-outdoor flow. The bedrooms are generously proportioned, with the second bedroom benefiting from a built-in wardrobe, plush carpeting, and ample natural light. Additional bedrooms also enjoy large windows, fitted shutters, and soft carpeted flooring, ensuring every family member has a cosy retreat. The contemporary bathroom features a modern enclosed shower, stylish patterned flooring, and a large window that floods the space with natural light.

The property is further enhanced by several desirable features that add significant value and convenience. Outside, a charming private garden offers a mix of patio, low-maintenance artificial lawn, and a dedicated outdoor seating area, perfect for alfresco dining or relaxing in the sun. Secure fencing, lush greenery, and a practical garden storage shed provide both privacy and functionality. The landscaped front garden and attractive brick facade with bay window create excellent kerb appeal, while a modern front door welcomes you home. Private allocated parking is available to the rear plus visitor spaces ensures convenience for residents and guests alike. The property's position adjacent to a spacious green park is ideal for families and outdoor enthusiasts, providing a tranquil setting and opportunities for recreation. This property combines modern features, comfort, and practical living ideal for families or professionals seeking a ready-to-move-in home.

Council Tax band: B

Tenure: Freehold





#### Entrance Hall

#### Living Room

15' 0" x 11' 5" (4.57m x 3.49m)

#### Kitchen / diner

14' 8" x 8' 5" (4.47m x 2.56m)

#### Bedroom 1

12' 5" x 8' 7" (3.78m x 2.61m)

#### Bedroom 2

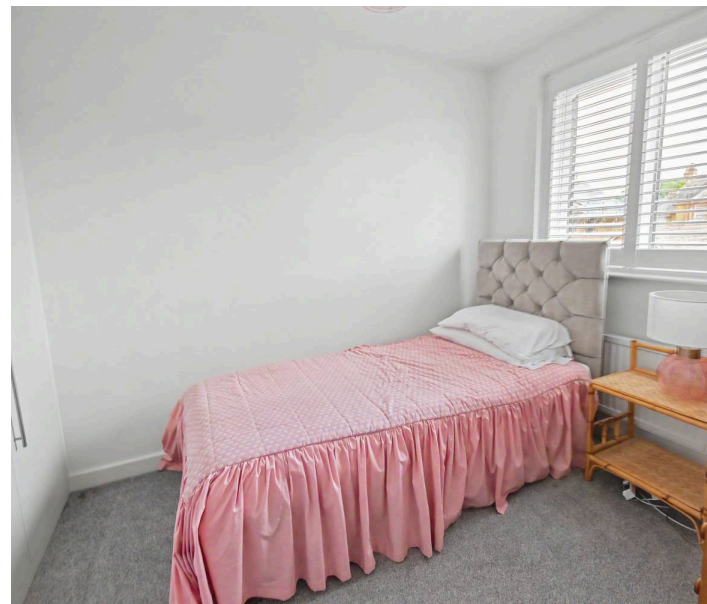
8' 7" x 8' 2" (2.61m x 2.50m)

#### Bedroom 3

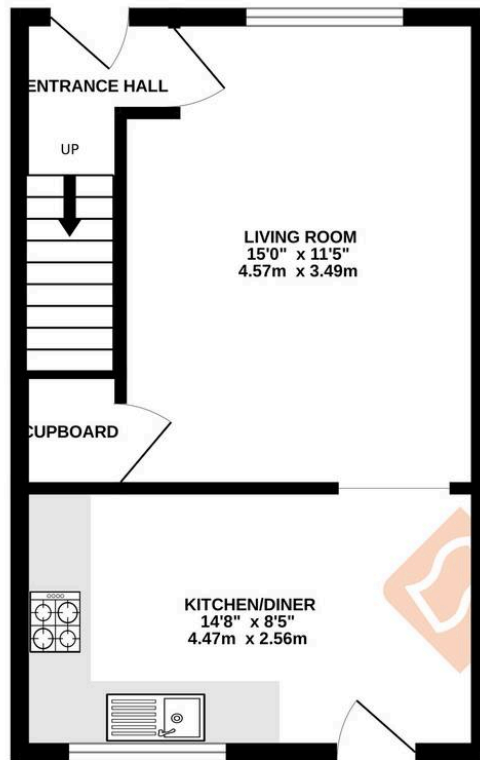
9' 5" x 6' 1" (2.87m x 1.86m)

#### Shower Room

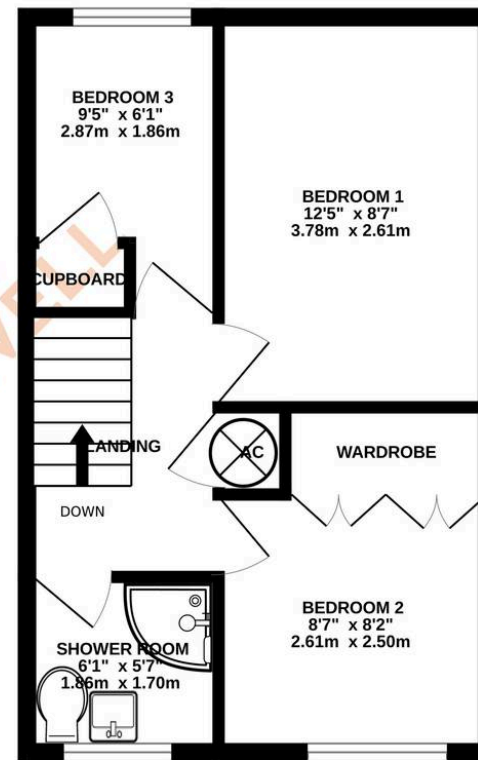
6' 5" x 5' 7" (1.96m x 1.70m)



GROUND FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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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