



52 Sovereign Way, Stamford
£425,000

 **NEWTON FALLOWELL**

Newton Fallowell are proud to present this nearly new three-bedroom family home, ideally positioned within the sought-after Stamford Gardens development, just a short 10-minute stroll from Stamford town centre. Built less than a year ago, the property remains under NHBC warranty with over nine years remaining, offering buyers complete peace of mind.

Immaculately presented throughout, the home has been thoughtfully designed for modern family living. On arrival, you are welcomed into a bright entrance hall with access to the downstairs cloakroom, reception rooms and first-floor landing. To the left, the stylish living room features dual-aspect windows, a bespoke media wall and contemporary electric fire, creating a warm and inviting focal point.

To the rear, the impressive open-plan kitchen and dining area boasts high-quality fittings and integrated appliances, perfect for everyday living and entertaining. French doors lead directly to the garden, while a separate utility room provides additional convenience.

Upstairs, there are three well-proportioned bedrooms, two of which benefit from built-in wardrobes. The principal bedroom further enjoys a sleek en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

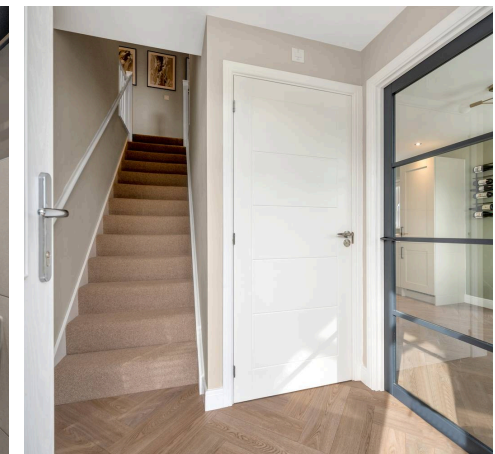
Externally, the property offers a private driveway with parking for two vehicles and gated side access to the rear garden. The garden itself has been attractively landscaped with multiple patio seating areas and an artificial lawn, creating a stylish yet low-maintenance outdoor space ideal for relaxing and entertaining.

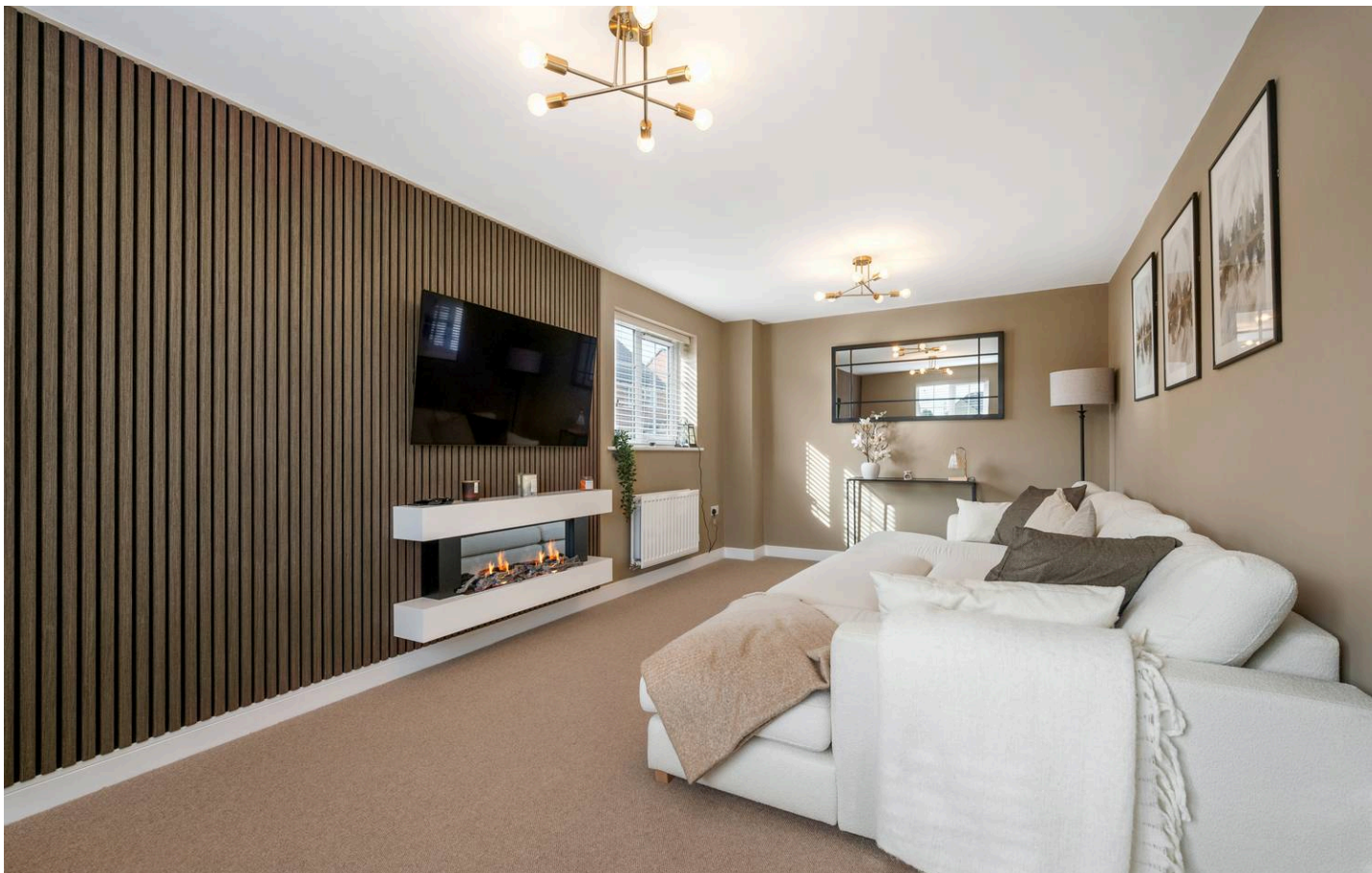
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Entrance Hall

6' 6" x 4' 8" (1.98m x 1.43m)

Kitchen/Diner

18' 3" x 8' 10" (5.55m x 2.69m)

Living Room

18' 3" x 10' 2" (5.56m x 3.10m)

Utility Room

7' 6" x 6' 5" (2.28m x 1.96m)

Cloakroom

5' 5" x 3' 2" (1.64m x 0.97m)

Bedroom One

11' 0" x 10' 5" (3.36m x 3.17m)

En-Suite

5' 10" x 5' 1" (1.79m x 1.55m)

Bedroom two

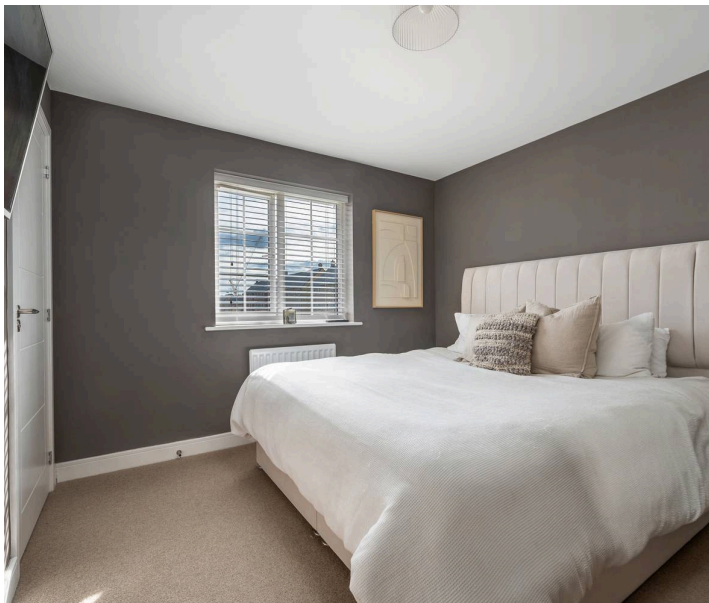
10' 2" x 9' 0" (3.11m x 2.75m)

Bedroom Three

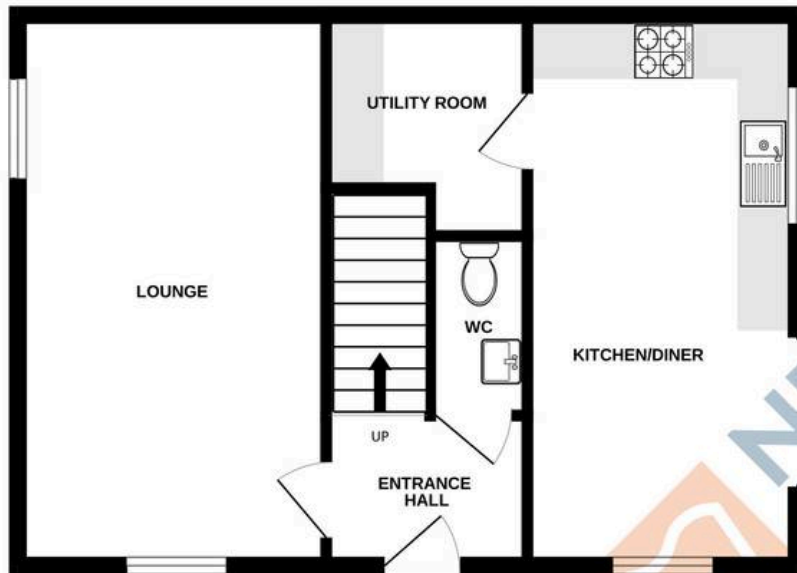
8' 11" x 9' 0" (2.73m x 2.75m)

Bathroom

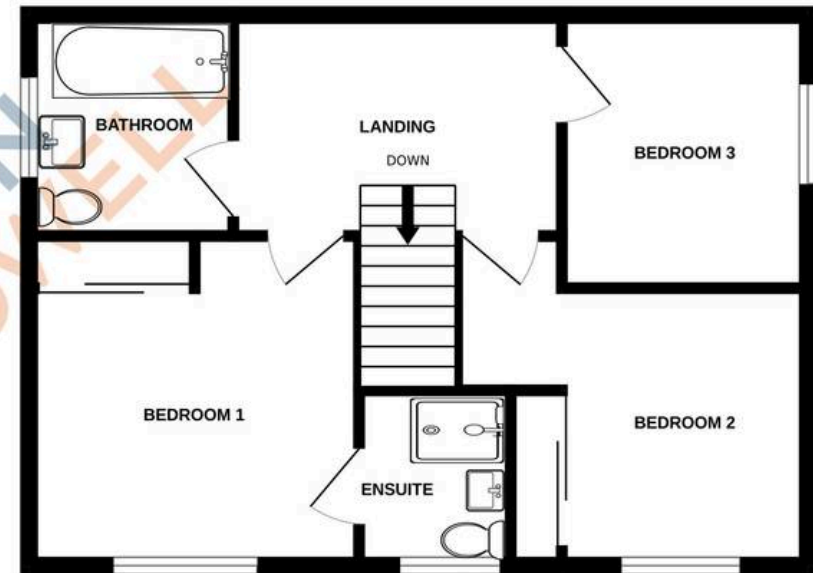
6' 11" x 6' 9" (2.12m x 2.06m)



GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1003sq.ft. (93.2 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

Newton Fallowell Estate Agents, 4 Ironmonger Street - PE9 IPL

01780 754530 · stamford@newtonfallowell.co.uk · newtonfallowell.co.uk/stamford