



Anseres Place, Stamford

 **NEWTON FALLOWELL**

4 2 2

## Key Features

- Immaculate Four Bedroom Family Home
- Private Gated Development
- Walking Distance to Stamford Town Centre
- No Onward Chain
- Spectacular River Welland Views
- Block Paved Off Road Parking and Garage
- Council Tax Band - F
- EPC Rating B
- Freehold

£750,000





\*No Onward Chain\*

Newton Fallowell are delighted to present this exceptional four-bedroom family home, set within an exclusive private gated development and enjoying superb views over the River Welland. Offering spacious and versatile accommodation arranged across three floors, this property perfectly balances modern living with a tranquil riverside setting.

Upon entering, a welcoming hallway provides access to the downstairs cloakroom, integral garage, and the first floor. To the rear, the generous open-plan kitchen and dining area is ideal for entertaining family and friends. The kitchen is fitted with a range of integrated appliances, while French doors open out to the south-facing garden, framing stunning riverside views. A separate utility room adds further practicality to the ground floor.

The first floor features a stylish sitting room with a wood-burning stove set on a raised hearth, creating a cosy focal point. French doors lead out to a private balcony with wrought-iron balustrade, where you can enjoy uninterrupted river views. Two well-proportioned bedrooms are also located on this floor, both positioned to the front of the property.

The top floor is home to an impressive principal bedroom with fitted wardrobes, a Juliet balcony overlooking the river, and a modern en-suite shower room. A further double bedroom and a contemporary four-piece family bathroom complete the second floor.



Externally, the property boasts a block-paved driveway with parking for two vehicles, in addition to the integral garage. The landscaped south-facing rear garden is a real highlight, arranged over tiers that gently descend towards the River Welland. It includes an elevated patio perfect for outdoor dining, a lawn with well-stocked borders, and steps leading down to a timber deck directly beside the river.

Perfectly located within walking distance of Stamford town centre, yet tucked away in a secure gated community, this home combines convenience, privacy, and outstanding riverside living.



Open Plan Kitchen Diner 5.03m x 4.88m (16'6" x 16'0")

Utility Room 3.02m x 1.6m (9'11" x 5'2")

Garage 5.56m x 2.72m (18'2" x 8'11")

Living Room 5.02m x 4.86m (16'6" x 15'11")

Bedroom One 5.01m x 4.82m (16'5" x 15'10")

En-Suite 2.77m x 1.78m (9'1" x 5'10")

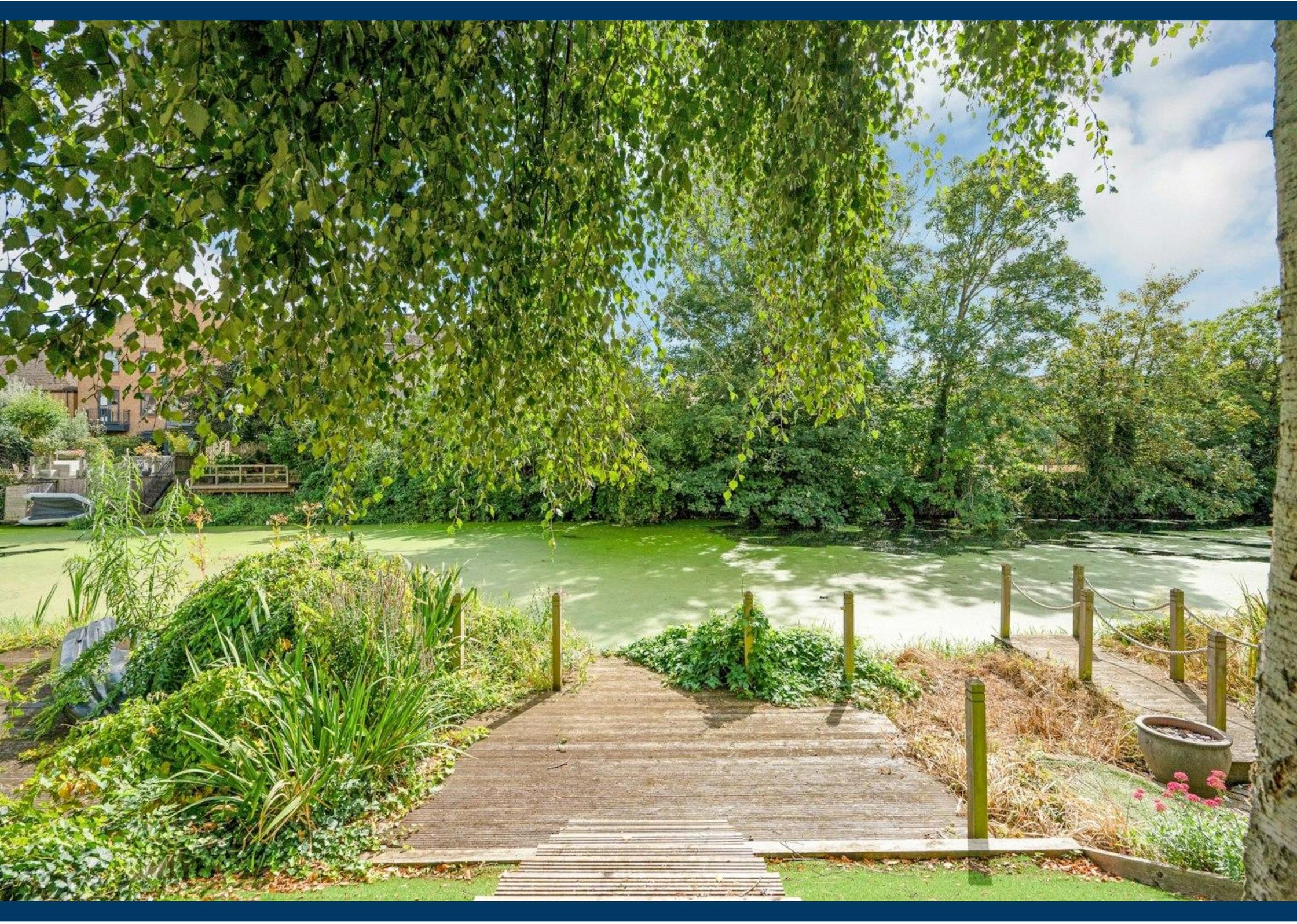
Bedroom Two 3.95m x 2.95m (13'0" x 9'8")

Bedroom Three 3.92m x 2.98m (12'11" x 9'10")

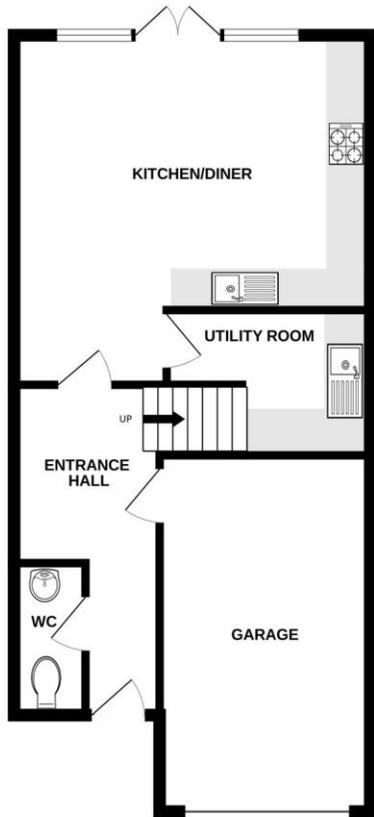
Bedroom Four 3.95m x 1.98m (13'0" x 6'6")

Family Bathroom 3.92m x 1.98m (12'11" x 6'6")

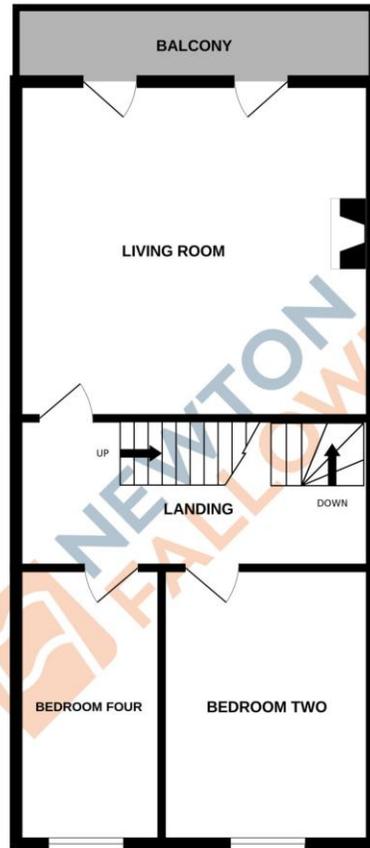




GROUND FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR  
586 sq.ft. (54.5 sq.m.) approx.



2ND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1749 sq.ft. (162.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: South Kesteven  
Council Tax Band: F

**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.