

7 Falkirk Close, Stamford  
£400,000

## 7 Falkirk Close

Stamford, Stamford

Stunning extended three-bedroom semi-detached home, situated on a quiet cul-de-sac in Stamford. Ideally located close to popular primary schools and offering easy access to the A1, this property is perfect for families and commuters alike.

The home boasts a spacious open-plan extended kitchen diner fitted with modern units, a large central island, two skylights, and bifolding doors opening onto the rear garden. There is also a light and airy living room with a feature fireplace, a versatile study, and a convenient utility/cloakroom completing the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, including two doubles with built-in wardrobes and a further single bedroom, along with a modern three-piece family bathroom.

Externally, the property benefits from a block-paved driveway providing off-road parking for multiple vehicles, access to a single garage, and a generous enclosed rear garden featuring a spacious patio seating area and lawn.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

**Entrance Hall**

8' 11" x 4' 8" (2.72m x 1.41m)

**Living Room**

17' 2" x 13' 11" (5.23m x 4.24m)

**Kitchen Diner**

19' 0" x 17' 0" (5.78m x 5.19m)

**Hallway**

18' 5" x 2' 4" (5.62m x 0.72m)

**Utility / Cloakroom**

8' 10" x 8' 6" (2.68m x 2.58m)

**Study**

8' 9" x 8' 6" (2.66m x 2.58m)

**Landing**

9' 3" x 5' 11" (2.82m x 1.81m)

**Bedroom One**

10' 4" x 9' 0" (3.15m x 2.74m)

**Bedroom Two**

9' 9" x 8' 6" (2.96m x 2.58m)

**Bedroom Three**

7' 11" x 7' 4" (2.42m x 2.24m)

**Bathroom**

7' 1" x 5' 4" (2.16m x 1.63m)

## Newton Fallowell - Stamford

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