

11 Melrose Close, Stamford

£255,000

NEWTON FALLOWELL

11 Melrose Close

Stamford

****Priced to Sell** **Motivated Owner** **Complete Onward Chain****

Newton Fallowell are pleased to offer this three bedroom semi-detached property, offering great scope and potential. Situated in a sought-after location within walking distance of local amenities and primary schools, the property also overlooks an open green, making this an ideal first home.

On entering the property, an entrance hall provides access to the downstairs reception rooms, kitchen and stairs leading to the first floor. The ground floor comprises a large living and dining room, with a rear extension providing additional living space. A separate, well-equipped kitchen offers access to the rear hall/utility area.

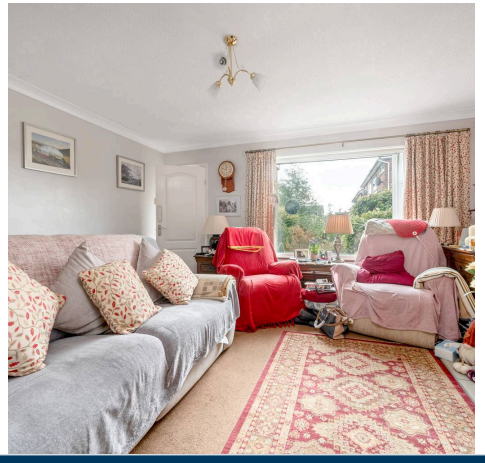
The first floor offers two generous double bedrooms, along with a third, slightly smaller bedroom, which would make an ideal single bedroom, home office or dressing room.

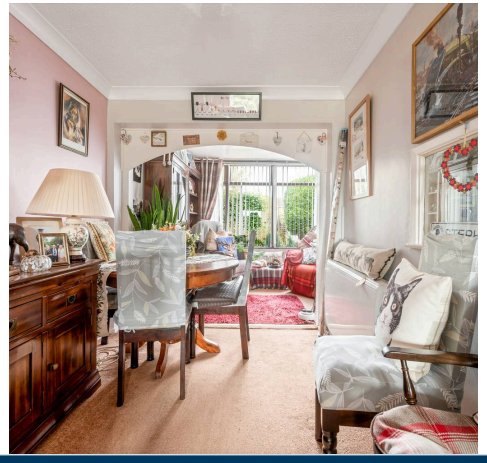
To the front, the property overlooks a lovely open green, with a landscaped front garden and inset pathway leading to the front door. The rear garden is a generous size and is currently landscaped with separate patio areas and mature borders, providing plenty of outdoor space. The property also benefits from a single garage and ample off-road parking to the left-hand side of the home.

Council Tax band: B

Tenure: Freehold










SUPER
VALUE





GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 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.
Made with Metropix ©2026



Newton Fallowell - Stamford

Newton Fallowell Estate Agents, 4 Ironmonger Street - PE9 1PL

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