



Moray Close, Stamford

 **NEWTON FALLOWELL**

 3  1  2

Key Features

- Spacious Three Bedroom Family Home
- Quiet Cul De Sac Location
- Off Road Parking and Single Garage
- No Onward Chain
- Great Ground Floor Accommodation
- Walking distance to the Malcolm Sargent Primary School
- Council Tax Band - C
- EPC Rating D
- Freehold

£325,000





No Onward Chain This spacious three-bedroom semi-detached home is situated in a quiet cul-de-sac, just a short walk from Malcolm Sargent Primary School. The property offers a generous lounge/diner, kitchen, and an additional family room, providing flexible living accommodation.

Upon entering, a porch leads into the entrance hall, which provides access to the ground floor reception rooms and the first-floor landing. To the right is a large, open-plan lounge/diner featuring a large front-facing window and patio doors to the rear, creating a wonderfully bright and airy space. Moving through the property, there is a well-equipped kitchen, and the ground floor is completed by a further reception room, currently used as a home office, though this versatile space could suit a variety of uses.

The first floor comprises two generous double bedrooms, both benefiting from fitted storage, along with a third bedroom that would make an ideal nursery or single room. The accommodation is completed by a modern three-piece family bathroom.

Externally, the front of the property features a block-paved and gravelled driveway providing parking for multiple vehicles, as well as a single integral garage with power and a personal door into the property. The rear garden offers a high degree of privacy and is mainly laid to lawn, with separate patio and decking areas ideal for outdoor entertaining.





Kitchen 3.23m x 2.62m (10'7" x 8'7")

Lounge/Diner 7.16m x 4.34m (23'6" x 14'2")

Family Room/Office 2.84m x 2.06m (9'4" x 6'10")

Bedroom One 3.38m x 3.2m (11'1" x 10'6")

Bedroom Two 3.18m x 3m (10'5" x 9'10")

Bedroom Three 2.36m x 2.06m (7'8" x 6'10")

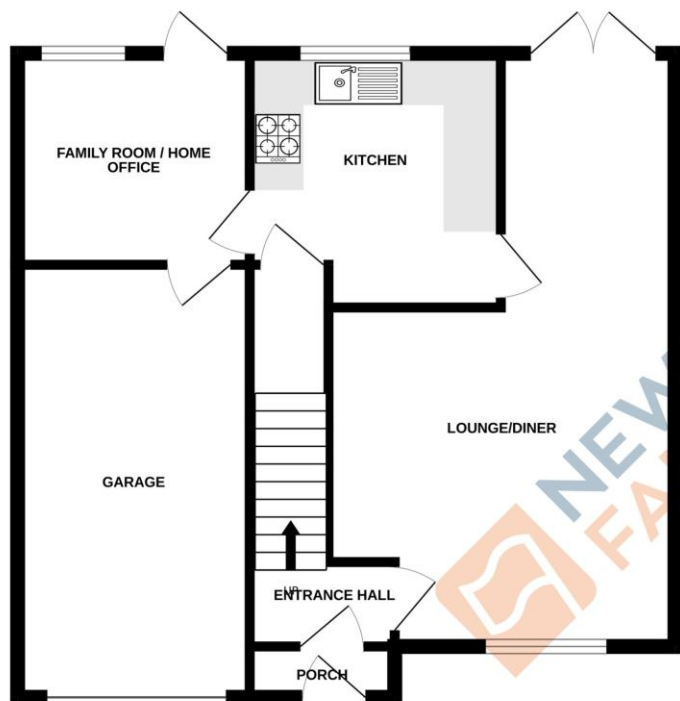
Bathroom 1.96m x 2.43m (6'5" x 8'0")

Garage 5.11m x 2.87m (16'10" x 9'5")

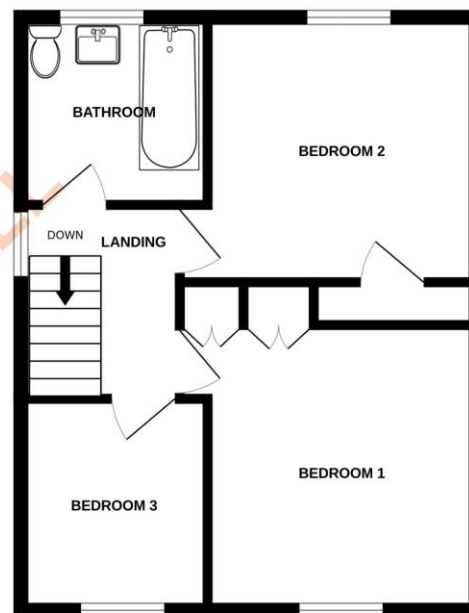




GROUND FLOOR
638 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: C

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.