



31 Melbourne Road, Stamford, PE9 1UD

 **NEWTON FALLOWELL**

4 3 2

Key Features

- Substantial extended semidetached
- Renovated to a high level
- Walking distance to Stamford town centre
- No Onward Chain
- Stunning open plan kitchen diner
- Large living room & separate study
- Three double bedrooms all with their own bathrooms
- Enclosed landscaped rear garden
- EPC Rating F (before work was done)

Offers in excess of £530,000





* NO ONWARD CHAIN * Renovated and extended to a high standard, this stunning three/four bedroom semi-detached home is situated in a prime location of Stamford, within easy walking distance of the town centre. This impressive home benefits from a large open-plan kitchen dining living space ideal for entertaining, a spacious living room, separate study/fourth bedroom, utility room, three double bedrooms, three bathrooms including a downstairs cloakroom, driveway parking and a generous landscaped rear garden.

The property is arranged over two floors, entering via a welcoming entrance hall which offers excellent flow throughout the ground floor, connecting the living room, study/fourth bedroom, utility room, cloakroom and the open-plan kitchen dining living space. The highlight of the home is the substantial rear extension, creating a stunning open-plan area featuring a modern kitchen with an array of units, integrated appliances and a central island, finished with large patio doors opening onto a seamless patio seating area.

The living room is light and airy, providing a cosy additional reception space, while the study offers versatility as a home office, playroom or potential fourth bedroom. Completing the ground floor is a convenient cloakroom and separate utility room.



To the first floor, the landing connects three well-proportioned double bedrooms and a family three-piece bathroom. Two of the bedrooms further benefit from their own three-piece en-suite shower rooms, providing excellent bathroom facilities for all bedrooms.

Externally, the front of the property offers a block-paved driveway providing off-road parking. Gated side access leads to the enclosed and landscaped rear garden, featuring a generous patio seating area and lawn, enjoying uninterrupted views to the rear.



Entrance Hall 6.1m x 1.49m (20'0" x 4'11")

Living Room 4.76m x 3.62m (15'7" x 11'11")

Study / Fourth Bedroom 3.38m x 2.47m (11'1" x 8'1")

Kitchen Diner / Living Space 7.23m x 6.65m (23'8" x 21'10")

Utility Room 2.39m x 1.89m (7'10" x 6'2")

Cloakroom 1.48m x 1.03m (4'11" x 3'5")

Landing 3.22m x 2.52m (10'7" x 8'4")

Bedroom One 4.97m x 2.86m (16'4" x 9'5")

En-suite 1.98m x 1.83m (6'6" x 6'0")

Bedroom Two 3.63m x 3.63m (11'11" x 11'11")

En-suite 1.9m x 1.9m (6'2" x 6'2")

Bedroom Three 3.17m x 3.46m (10'5" x 11'5")

Bathroom 2.26m x 1.85m (7'5" x 6'1")

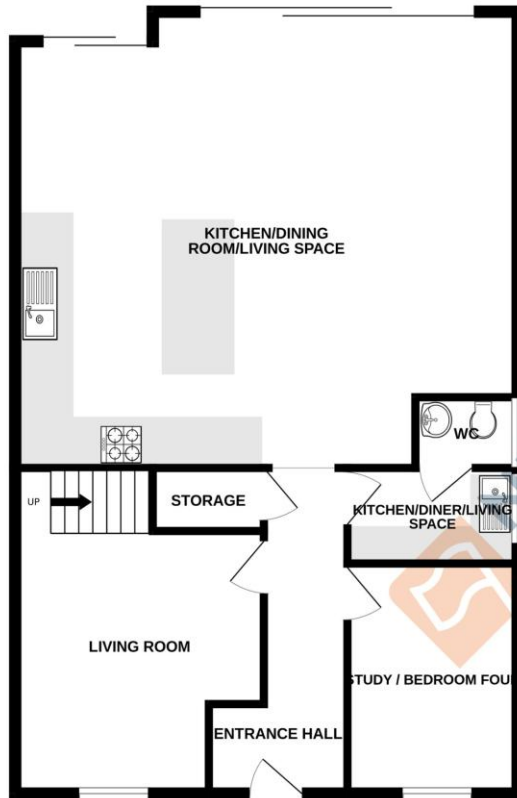
Agent Note

The rear garden grass has been AI added, there will be laid to lawn before purchase.

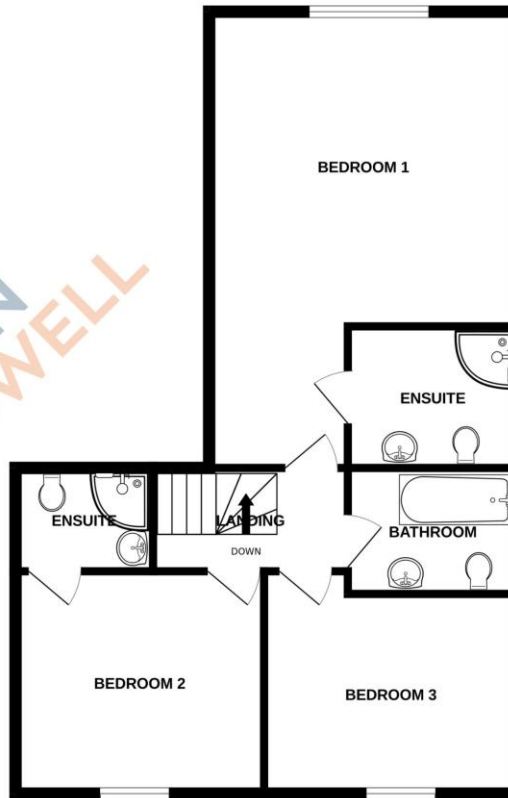




GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR
695 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 1581 sq.ft. (146.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: B

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.