



Dunlin Road, Essendine
£230,000

 **NEWTON FALLOWELL**

3 Dunlin Road

Essendine, Stamford

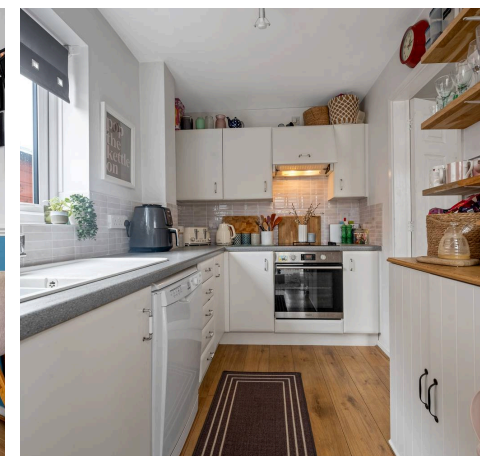
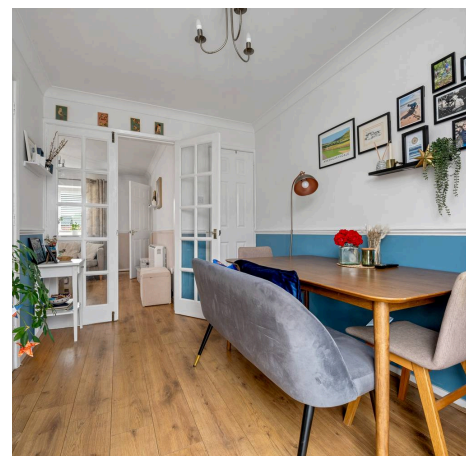
Newton Fallowell are delighted to offer this spacious three-bedroom family home situated in the sought-after village of Essendine, conveniently located between Stamford and Bourne. Offering versatile living accommodation, a substantial conservatory, generous rear garden, and off-road parking with potential for additional parking, this property presents an excellent opportunity for families, first-time buyers, and those seeking village living with easy access to nearby market towns.

Upon entering the property, a welcoming porch provides access to the ground-floor accommodation and stairs rising to the first-floor landing. To the front of the property is a spacious living room featuring an attractive fireplace and bay window, creating a bright and comfortable space to relax. To the rear, the separate dining room provides an ideal setting for family meals and entertaining, whilst the adjoining kitchen offers ample storage and workspace.

Completing the ground floor is a substantial conservatory overlooking the rear garden. With French doors opening onto the patio, this versatile space could be utilised as a family room, home office, playroom, or additional reception area to suit a variety of lifestyles.

The first floor offers two well-proportioned double bedrooms alongside a third single bedroom, ideal as a child's room, home office, or dressing room. A well-appointed three-piece family bathroom completes the accommodation.

Externally, the property benefits from off-road parking to the front, with scope to create additional parking if required. A pathway leads through the front garden to the entrance door. The generous rear garden provides an excellent outdoor space for families and entertaining, featuring both patio and decking areas alongside a lawned section. Further benefits include side access and a garden shed, offering useful additional storage.





Porch

4' 5" x 2' 3" (1.34m x 0.68m)

Kitchen

11' 3" x 6' 6" (3.44m x 1.97m)

Dining Room

11' 4" x 7' 9" (3.46m x 2.36m)

Lounge

11' 5" x 11' 4" (3.47m x 3.46m)

Conservatory

9' 10" x 13' 2" (2.99m x 4.02m)

Bedroom One

12' 5" x 8' 9" (3.78m x 2.67m)

Bedroom Two

7' 5" x 8' 6" (2.27m x 2.60m)

Bedroom Three

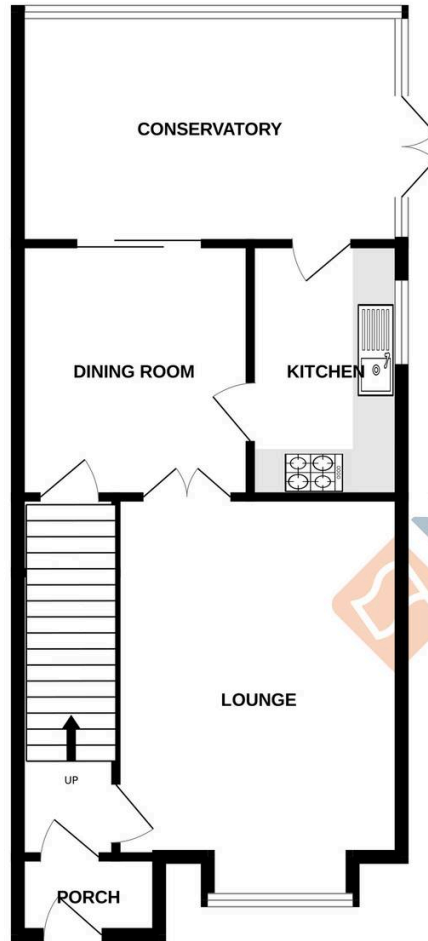
7' 6" x 5' 9" (2.28m x 1.76m)

Bathroom

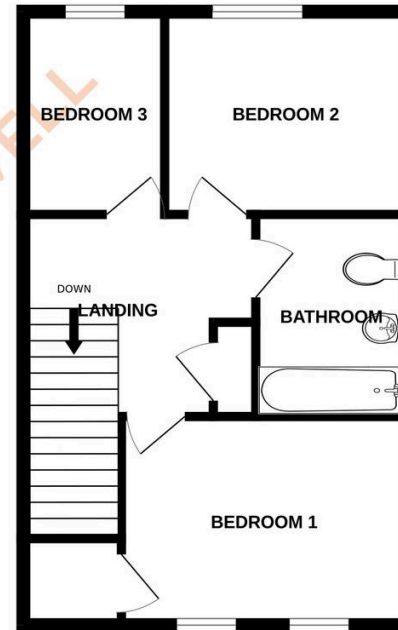
5' 8" x 7' 4" (1.72m x 2.23m)



GROUND FLOOR
616 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 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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Newton Fallowell - Stamford

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