



Kingsdown Drive, Stamford

 **NEWTON FALLOWELL**



Key Features

- Stunning Three Bedroom Detached Family Home
- Great Location within Close Proximity of Schools and Amenities
- En-Suite with New Aqualisa Shower
- Ample Off Road Parking
- Mature Landscaped Rear Garden
- NHBC Warranty Still Active!
- Council Tax Band - D
- EPC Rating B
- Freehold

Offers over £375,000





This lovely three-bedroom detached home is ideally positioned in one of Stamford's most sought-after areas, close to excellent local amenities and popular schools. The property offers a stylish and comfortable lifestyle, featuring a beautifully landscaped rear garden, off-road parking, a bright and airy living room, a contemporary open-plan kitchen diner, a downstairs cloakroom, and two modern bathrooms.

Set across two floors, the home welcomes you via a spacious entrance hall with a handy storage cupboard, a two-piece cloakroom, and stairs leading to the first floor. The ground floor enjoys a natural flow between the living areas — the light-filled living room provides generous space for relaxation, with French doors opening onto the rear patio, while the open-plan kitchen diner boasts modern units, integrated appliances, bespoke fitted shutters and plenty of room for family dining and entertaining.

Upstairs, the landing leads to two well-proportioned double bedrooms, a further single bedroom, and a contemporary three-piece family bathroom. The principal bedroom benefits from a built-in double wardrobe and a stylish en-suite shower room.



Outside, the front of the property features an attractive pathway bordered by mature planting, while the rear garden has been beautifully landscaped, offering a delightful mix of patio seating space, lush lawn, and well-maintained flower beds, shrubs, and trees — perfect for outdoor living and entertaining.



Entrance Hall 2.16m x 3.23m (7'1" x 10'7")

WC 1.06m x 1.86m (3'6" x 6'1")

Kitchen Dining Room 2.94m x 5.09m (9'7" x 16'8")

Lounge 3.02m x 5.09m (9'11" x 16'8")

Landing 2.12m x 3.31m (7'0" x 10'11")



Bedroom One 3.08m x 3.79m (10'1" x 12'5")

En-Suite 1.18m x 3.08m (3'11" x 10'1")

Bedroom Two 2.99m x 2.86m (9'10" x 9'5")

Bedroom Three 2.15m x 2.99m (7'1" x 9'10")



Family Bathroom 1.67m x 2.1m (5'6" x 6'11")

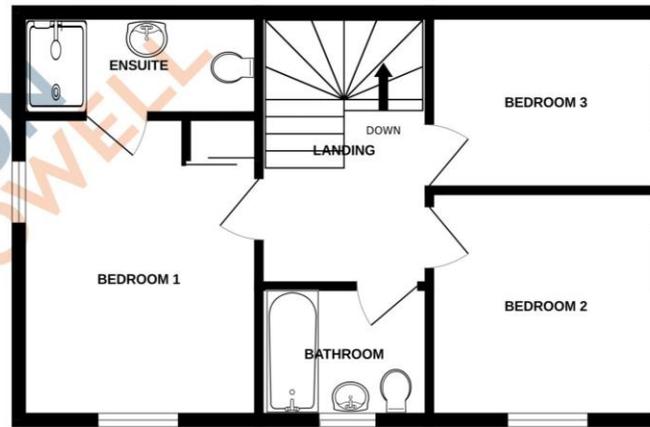




GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 889 sq.ft. (82.6 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		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: D

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.