



Primrose Way, Stamford

 **NEWTON FALLOWELL**

4 2 3

## Key Features

- Extended Four Bedroom Family Home
- South Facing Rear Garden
- Ample Off Road Parking and Double Garage
- Large Corner Plot
- Prime Location Close Proximity to Schools, Amenities and the A1
- Multiple Downstairs Reception Rooms
- Council Tax Band - D
- EPC Rating D
- Freehold

Offers in excess of £450,000





A spacious four-bedroom detached family home positioned in a sought-after area of Stamford, occupying a generous corner plot. This well-presented property offers two reception rooms, a bright conservatory, a modern fitted kitchen, two bathrooms and a downstairs cloakroom. Further benefits include a south-facing rear garden, double garage and ample off-road parking.

The accommodation is arranged over two floors and is entered via a welcoming entrance hall with stairs rising to the first floor and access to a convenient cloakroom. The hallway provides an excellent flow between the principal living spaces, linking the living room, dining room and internal access to the double garage. The light-filled living room offers generous proportions, a feature fireplace and patio doors opening into the conservatory, creating an ideal entertaining space. The dining room sits adjacent to the kitchen and presents exciting potential to be opened up to form a large kitchen-diner, subject to the necessary consents. The kitchen is fitted with a range of contemporary units and integrated appliances.

Upstairs, the landing leads to four well-proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from its own three-piece en-suite shower room.



Externally, the property enjoys a driveway providing parking for at least two vehicles and access to the double garage. The landscaped rear garden enjoys a sunny south-facing aspect and features a timber decking seating area, an additional patio, a lawn bordered by mature planting, a charming summerhouse and useful side space suitable for sheds or storage.

#



Entrance Hall 2.78m x 2.41m (9'1" x 7'11")

WC 1.1m x 2.4m (3'7" x 7'11")

Living Room 3.18m x 5.33m (10'5" x 17'6")

Conservatory 2.91m x 3.72m (9'6" x 12'2")

Dining Room 3.23m x 3.7m (10'7" x 12'1")



Kitchen 3.05m x 4.7m (10'0" x 15'5")

Bedroom One 3.24m x 3.73m (10'7" x 12'2")

En-Suite 1.75m x 1.88m (5'8" x 6'2")

Bedroom Two 3.76m x 3.76m (12'4" x 12'4")

Bedroom Three 2.86m x 2.58m (9'5" x 8'6")

Bedroom Four 2.35m x 2.6m (7'8" x 8'6")

Bathroom 1.68m x 2.63m (5'6" x 8'7")

Double Garage 5.3m x 5.76m (17'5" x 18'11")

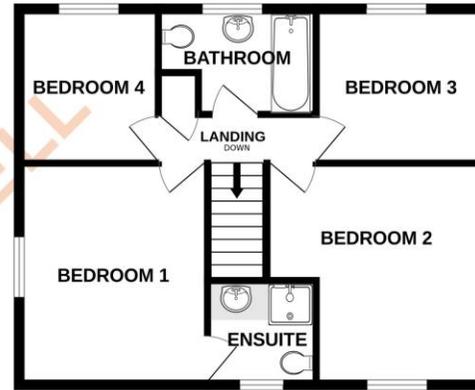




GROUND FLOOR  
1026 sq.ft. (95.3 sq.m.) approx.

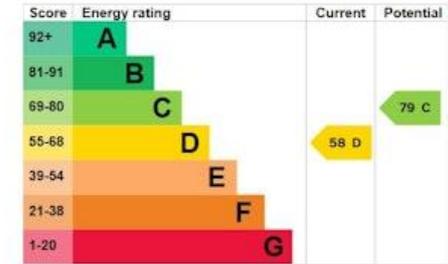


1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1559 sq.ft. (144.8 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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**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.