



Angus Close, Stamford

 **NEWTON FALLOWELL**

3 1 3

Key Features

- Stunning Extended Three Bedroom Detached Bungalow
- Fully Modernised Throughout
- Incredible Large Corner Plot
- Ample Off-Road Parking and Detached Garage
- Quiet Cul De Sac Locations
- Council Tax Band - D
- EPC Rating - TBC
- Freehold

Guide Price £450,000





Tucked away in a quiet cul-de-sac, this stunning, fully modernised and move-in-ready three-bedroom detached bungalow offers exceptional living accommodation across multiple reception rooms.

On entering the property, you are greeted by a large entrance hall that provides access to the ground-floor reception areas and leads through to the generous bedrooms and the recently modernised walk-in shower/wet room. Directly off the entrance hall is a spacious, well-equipped kitchen featuring a range of integrated appliances, ample storage, a breakfast bar, and sleek granite worktops. To the rear of the kitchen is a convenient separate cloakroom.

Adjacent to the kitchen is a large formal dining room—ideal for entertaining family and friends. The current owner has added stylish bi-fold doors that open onto the rear garden, creating the perfect setting for summer gatherings. The ground-floor layout continues with a bright living room, benefiting from a front-facing window overlooking the garden, a feature fireplace, and doors leading into the garden room, which in turn provides French doors to the rear garden.

Towards the back of the bungalow are three spacious double bedrooms, along with a stunning, newly fitted walk-in shower room completed within the last year.

To the front, the property offers ample off-road parking and a single detached garage equipped with power and an electric roller door. Positioned on a generous corner plot, the bungalow boasts an impressive south-facing rear garden that is truly something special—mainly laid to lawn with mature borders and complemented by separate patio and decking areas.





Kitchen 6.36m x 2.85m (20'11" x 9'5")

Lounge 3.87m x 6.49m (12'8" x 21'1")

Sun Room 3.81m x 3.87m (12'6" x 12'8")

Dining Room 3.79m x 3.83m (12'5" x 12'7")



Bedroom One 3.58m x 2.78m (11'8" x 9'1")

Bedroom Two 2.84m x 3.6m (9'4" x 11'10")

Bedroom Three 2.79m x 2.24m (9'2" x 7'4")

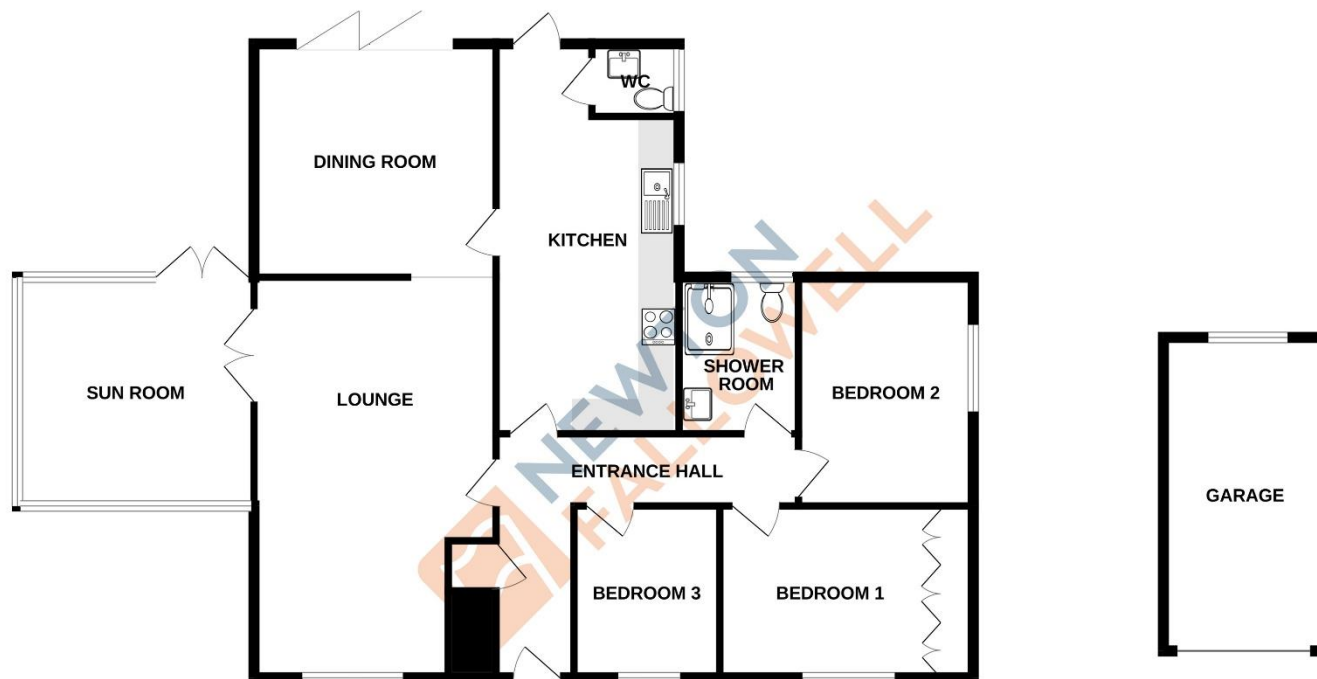
Shower Room 1.61m x 2.24m (5'4" x 7'4")





GROUND FLOOR
1241 sq.ft. (115.3 sq.m.) approx.

GARAGE
145 sq.ft. (13.5 sq.m.) approx.



TOTAL FLOOR AREA: 1386 sq.ft. (128.8 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.