



10 Primrose Way, Stamford, PE9 4BU

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Stunning Three Bedroom Family Home
- Ample Off Road Parking and Detached Garage
- Landscaped Rear Garden
- Recently Fitted Shower Room
- Great Proximity to Local Amenities and Schools
- Large Corner Plot
- Council Tax Band - B
- EPC Rating C
- Freehold

Offers in excess of £290,000





Motivated Vendor Newton Fallowell are delighted to present this exceptional three-bedroom family home, offering generous ground-floor accommodation, three well-proportioned bedrooms, ample off-road parking, and a single detached garage, all set behind a private and secure gated entrance.

Upon entering, you are welcomed by a porchway with a conveniently located WC to the left. The property then opens into a spacious open-plan sitting and dining room, an ideal space for entertaining family and friends, further enhanced by a charming feature wood burner. The ground floor is completed by a modern, well-equipped kitchen with a rear door providing access to the garden.

The first floor boasts two very large double bedrooms, with the third bedroom offering versatility as a home office, dressing room, or nursery. The accommodation is completed by a recently installed contemporary shower room, featuring a walk-in design and ceiling-mounted waterfall shower.

To the front of the property, electric gated access leads to ample off-road parking. The detached garage benefits from power points and provides excellent storage. The rear garden is mainly laid to lawn, complemented by a separate patio seating area and mature trees, offering a good degree of privacy.





Porch 1.77m x 1.06m (5'10" x 3'6")

WC 1.77m x 0.85m (5'10" x 2'10")

Sitting/Dining Room 7.16m x 4.95m (23'6" x 16'2")

Kitchen 2.89m x 2.42m (9'6" x 7'11")



Bedroom One 3.03m x 2.89m (9'11" x 9'6")

Bedroom Two 3.65m x 2.82m (12'0" x 9'4")

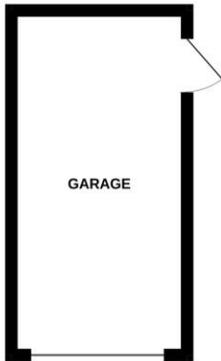
Bedroom Three 2.68m x 2.24m (8'10" x 7'4")

Shower Room 1.93m x 1.73m (6'4" x 5'8")

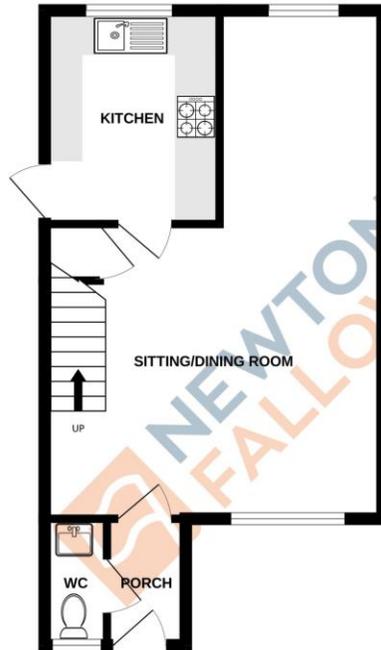




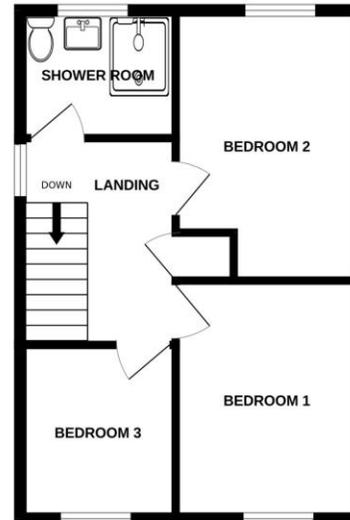
GARAGE
133 sq.ft. (12.4 sq.m.) approx.



GROUND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.3 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		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: SKDC
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 £62 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.