



Tatum Close, Stamford

 **NEWTON FALLOWELL**

5 3 3

Key Features

- Immaculate Three Storey Five Bedroom Detached Home
- Ample Off Road Parking & Single Garage
- Open Plan Kitchen Diner
- South Facing Rear Garden
- Great Location, Close Proximity to Schools
- No Onward Chain
- Council Tax Band - F
- EPC Rating B
- Freehold

£625,000





****NO ONWARD CHAIN**** Situated in a prime location of Stamford just a short stroll from the local primary school Malcolm Sargent, countryside walks and the local amenities, this substantial five-bedroom family home is offered to the market with no onward chain and presents an ideal opportunity for buyers seeking flexible living space across three floors.

Beautifully maintained throughout, the accommodation has been thoughtfully laid out to suit modern family life. The ground floor features a welcoming entrance hall, a versatile front-facing reception room—perfect as a home office, snug or playroom—a stylish cloakroom with fitted storage, and a contemporary open-plan kitchen diner complete with breakfast bar, integrated appliances and patio doors opening onto the garden.

On the first floor, the principal bedroom benefits from a fitted dressing area and a sleek en-suite shower room. Two further double bedrooms and a well-appointed family bathroom complete this level. The second floor boasts two more double bedrooms and an additional shower room—ideal for accommodating guests or teenagers.

The rear garden has been tastefully landscaped to offer both privacy and practicality, featuring a paved patio, wooden pergola and mature planting. A shared driveway and single garage provide off-road parking and useful storage.





Entrance Hall 4.17m x 1.96m (13'8" x 6'5")

Cloakroom/Utility 2.39m x 1.61m (7'10" x 5'4")

Living Room 4.54m x 3.55m (14'11" x 11'7")

Kitchen Dinner 8.09m x 3.24m (26'6" x 10'7")

Study 2.48m x 2.39m (8'1" x 7'10")

Landing 5.59m x 2.1m (18'4" x 6'11")

Bedroom One 3.56m x 3.38m (11'8" x 11'1")

En-Suite 2.89m x 1.74m (9'6" x 5'8")

Dressing Room 3.38m x 2.12m (11'1" x 7'0")

Bedroom Two 3.48m x 2.92m (11'5" x 9'7")

Bedroom Three 3.39m x 2.45m (11'1" x 8'0")

Bathroom 2.09m x 1.91m (6'11" x 6'4")

2nd Landing 2.03m x 1.1m (6'8" x 3'7")

Bedroom Four 3.57m x 2.85m (11'8" x 9'5")

En-Suite 3.57m x 2.21m (11'8" x 7'4")

Bedroom Five 4.78m x 3.39m (15'8" x 11'1")

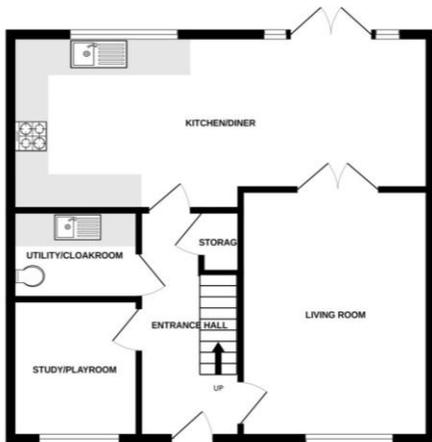
Agent Note

There is a service charge for the area of £172.77pa through Encore Estates





GROUND FLOOR
625 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



2ND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1660 sq.ft. (154.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs:		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: F

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.