



36 Sutherland Way, Stamford

In Excess of £400,000

 **NEWTON FALLOWELL**

36 Sutherland Way

Stamford, Stamford

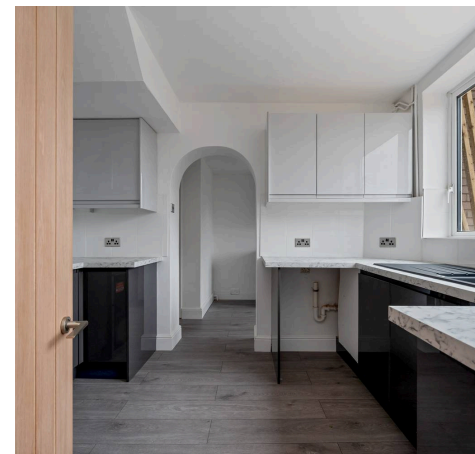
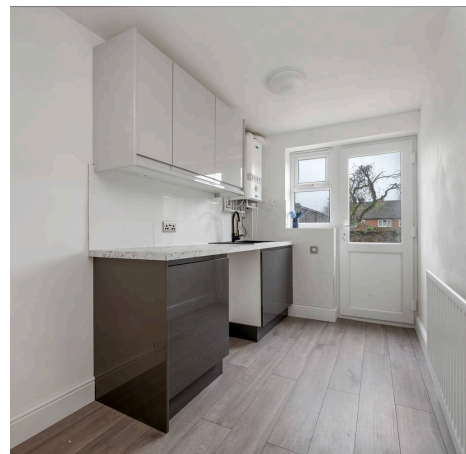
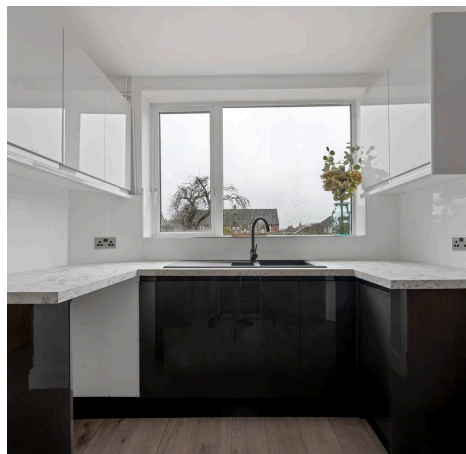
****MOTIVATED OWNER **** ****No Onward Chain**** Newton Fallowell are delighted to present this superb opportunity to acquire a recently modernised five-bedroom family home, ideally located in this popular area of Stamford. The property falls within the catchment area for Malcolm Sargent Primary School and is conveniently positioned close to excellent shopping facilities, local amenities, and provides easy access to the A1. Finished to a high standard throughout, this home is truly move-in ready.

A substantial entrance hall provides access to the ground floor reception rooms and the first-floor landing, with the added benefit of a generous understairs storage cupboard. To the front of the property is a spacious living room featuring a bay window and attractive feature fireplace. To the rear, the dining area enjoys patio doors opening out to the garden, creating a wonderful space for both everyday living and entertaining.

The kitchen has been fully replaced and modernised, offering a stylish and practical layout, and leads through to a separate utility room. Additional ground floor accommodation includes a WC and a downstairs shower room.

To the first floor, the property offers five bedrooms, three of which are generous doubles. The remaining two bedrooms are ideal for use as a home office, dressing room, or nursery. A modern family bathroom completes the first-floor accommodation.

Externally, the property benefits from off-road parking to the front via a gravelled driveway, along with a single integrated garage. The rear garden is mainly laid to lawn and features a large, recently installed decking area, providing an excellent space for entertaining family and friends.





Entrance Hall

7' 9" x 6' 0" (2.35m x 1.82m)

Living Room

19' 7" x 10' 11" (5.97m x 3.34m)

Dining Room

9' 3" x 8' 8" (2.82m x 2.64m)

Kitchen

11' 5" x 8' 2" (3.47m x 2.49m)

Utility Room

10' 0" x 6' 2" (3.04m x 1.89m)

Bedroom One

13' 3" x 10' 11" (4.04m x 3.34m)

Bedroom Two

12' 0" x 11' 1" (3.66m x 3.39m)

Bedroom Three

7' 11" x 6' 11" (2.42m x 2.11m)

Bedroom Four

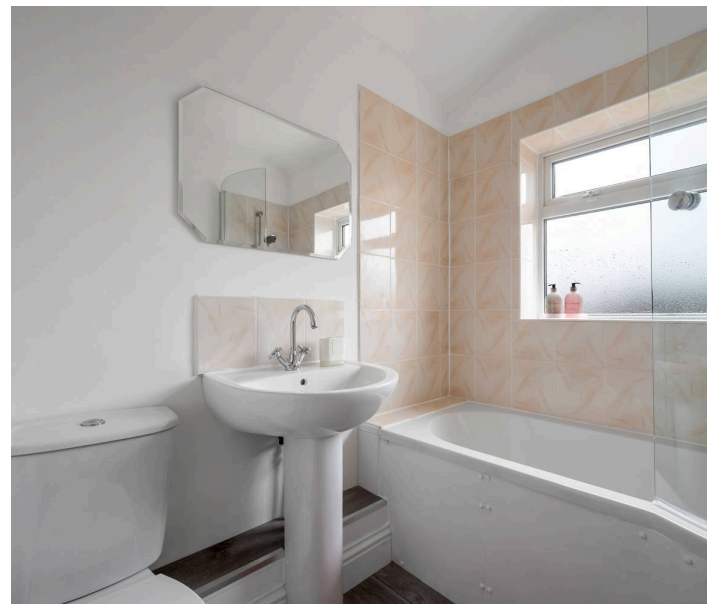
13' 4" x 6' 3" (4.07m x 1.90m)

Bedroom Five

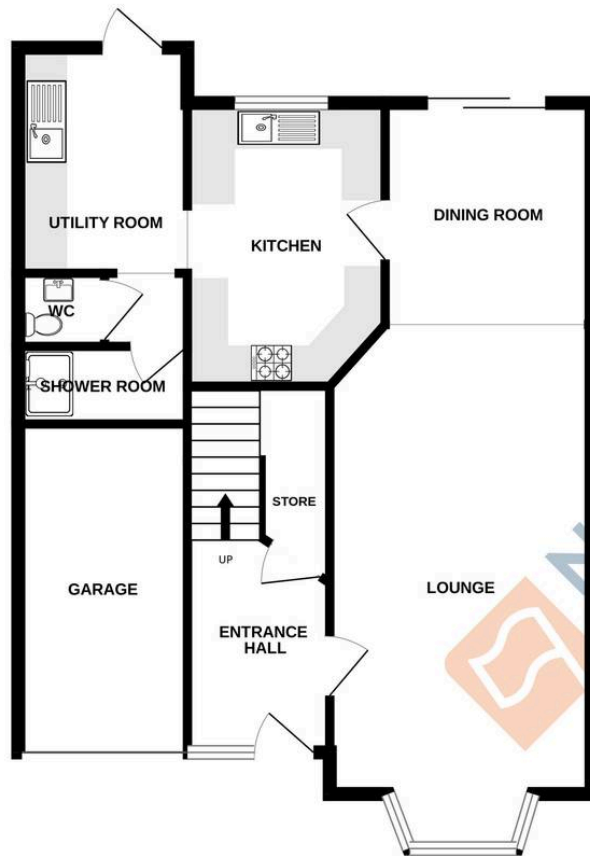
13' 6" x 6' 3" (4.11m x 1.91m)

Bathroom

6' 11" x 5' 11" (2.10m x 1.80m)



GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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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Newton Fallowell - Stamford

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