



Culpepper Way, Stamford
£650,000

 **NEWTON FALLOWELL**

Culpepper Way

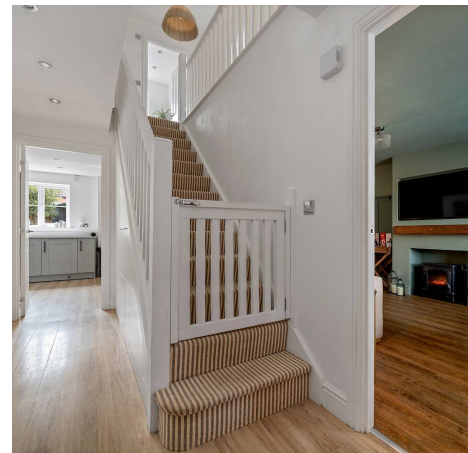
Stamford

Newton Fallowell are delighted to offer this stunning five-bedroom detached family home, situated in a highly desirable location close to sought-after primary schools, Stamford town centre and excellent access to the A1. Having been modernised and beautifully maintained throughout, this is a fantastic turnkey family home offering spacious and versatile accommodation arranged over three floors.

On the ground floor, the welcoming entrance hall leads to a versatile front-facing reception room, ideal for use as a home office, snug or playroom. There is also a stylish cloakroom with useful fitted storage, while the heart of the home is the contemporary open-plan kitchen diner, complete with integrated appliances and patio doors opening onto the rear garden. The ground floor is completed by a separate living room, which has been recently decorated and provides an ideal space for relaxing.

To the first floor, the principal bedroom benefits from a fitted dressing area and sleek en-suite shower room, alongside two further double bedrooms and a well-appointed family bathroom. The second floor provides two additional double bedrooms and a further shower room, making this an ideal space for teenagers, guests or those requiring additional accommodation.

Outside, the beautifully landscaped rear garden offers both privacy and practicality, featuring an extended patio area, large storage shed and convenient side access. To the front, there is an extended driveway providing off-road parking for up to three vehicles, alongside a single garage with a useful rear personal door. The property also enjoys an attractive open green aspect to the front, adding to the overall appeal of this fantastic family home.





Entrance Hall

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

Cloakroom/Utility

7' 10" x 5' 3" (2.39m x 1.61m)

Living Room

14' 11" x 11' 8" (4.54m x 3.55m)

Open Plan Kitchen/Diner

26' 7" x 10' 8" (8.09m x 3.24m)

Study/Play Room

8' 2" x 7' 10" (2.48m x 2.39m)

Bedroom One

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

En-Suite

9' 6" x 5' 9" (2.89m x 1.74m)

Bedroom Two

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

Bedroom Three

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

Bathroom

6' 10" x 6' 3" (2.09m x 1.91m)

Bedroom Four

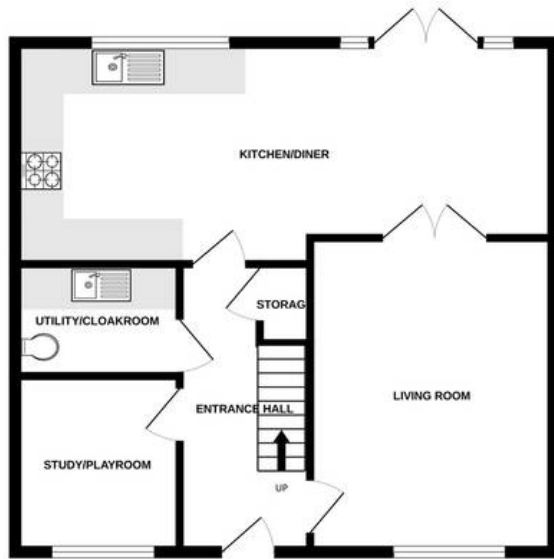
11' 9" x 9' 4" (3.57m x 2.85m)

Bedroom Five

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



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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Newton Fallowell - Stamford

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