



29 Doughty Street, Stamford

In Excess of £325,000

 **NEWTON FALLOWELL**

29 Doughty Street

Stamford

Newton Fallowell are delighted to offer this beautifully renovated bay-fronted three-bedroom family home, ideally positioned within walking distance of Stamford town centre, highly regarded schools, and a wide range of local amenities. Finished to an exceptional standard throughout, allowing the next owners to move straight in and enjoy. The home has been extensively modernised, featuring stylish décor, a contemporary kitchen and bathroom, and a brand-new roof complete with a 10-year guarantee, providing valuable peace of mind for years to come. Upon entering the property, you are welcomed by a spacious entrance hall that sets the tone for the quality found throughout the home, providing access to the ground floor accommodation and first-floor landing. To the front of the property is a bright and inviting bay-fronted living room, offering a comfortable and relaxing space to unwind. To the rear, the modern fitted kitchen flows seamlessly into a generous dining area, creating the true heart of the home. With patio doors opening directly onto the garden, this versatile space is perfect for family life, entertaining guests, and everyday living.

The first floor offers two well-proportioned double bedrooms, including one overlooking the rear garden, together with a third single bedroom that would make an ideal nursery, dressing room, or home office for those working remotely. Completing the accommodation is a stylish three-piece family bathroom, finished in a contemporary design.

Externally, the property continues to impress. To the front, there is off-road parking and a single garage benefiting from power, offering excellent storage or workshop potential. The private rear garden is a real highlight of the home, providing a wonderful outdoor space for children to play, summer dining, and entertaining family and friends. Well maintained and offering a good degree of privacy, it serves as a peaceful retreat while still being conveniently close to the town centre.

Council Tax band: B

Tenure: Freehold





Entrance Hall

13' 4" x 5' 5" (4.06m x 1.65m)

Lounge

11' 11" x 12' 2" (3.63m x 3.72m)

Dining Room

13' 10" x 10' 6" (4.22m x 3.19m)

Kitchen

8' 10" x 13' 3" (2.70m x 4.03m)

Bedroom One

10' 5" x 12' 2" (3.18m x 3.70m)

Bedroom Two

10' 5" x 11' 6" (3.18m x 3.51m)

Bedroom Three

7' 11" x 8' 3" (2.41m x 2.51m)

Bathroom

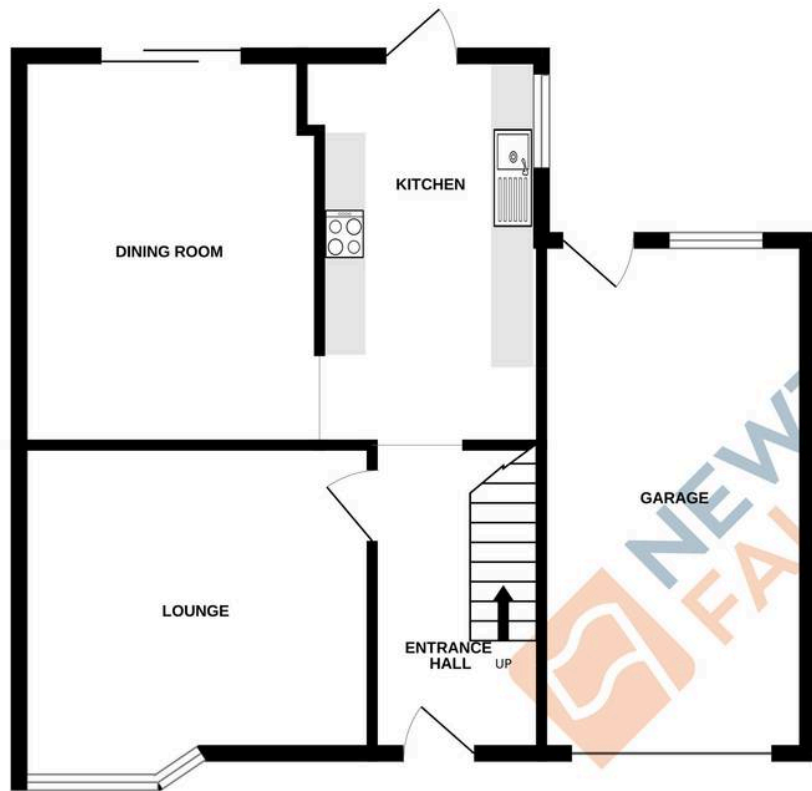
7' 10" x 7' 1" (2.38m x 2.17m)

Garage

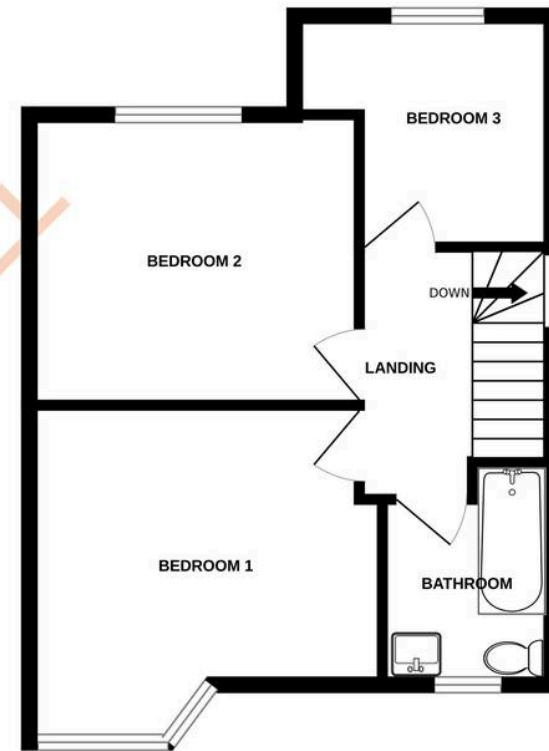
17' 10" x 8' 8" (5.44m x 2.63m)



GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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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