



Oak Road, Stamford

In Excess of £425,000

 **NEWTON FALLOWELL**

## 6 Oak Road

### Stamford, Stamford

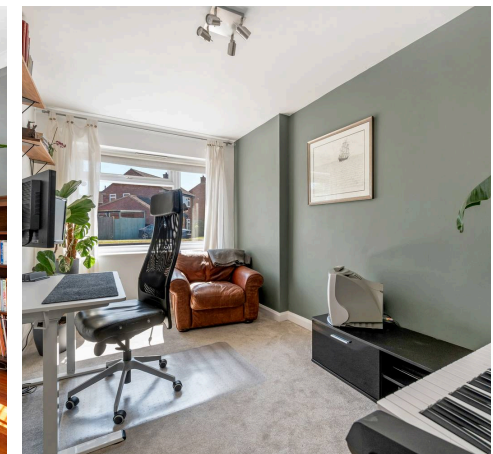
Newton Fallowell are delighted to offer this substantial and beautifully extended four-bedroom semi-detached home, ideally positioned in a sought-after area of Stamford, close to excellent local amenities and highly regarded primary schools.

This impressive property offers spacious and versatile accommodation, including a stunning open-plan kitchen, dining and snug area, a separate family room, a generous living room, three bathrooms, an enclosed rear garden, ample off-road parking, and a single garage.

Arranged over two floors, the home is entered via a welcoming entrance hall leading into a bright and spacious living room, enhanced by dual-aspect windows that flood the space with natural light. To the rear, the property opens into a superb extended kitchen/dining/snug area, featuring modern fitted units, a central island, and underfloor heating — perfect for both everyday living and entertaining. A separate family room, currently used as a playroom, adds further flexibility, while the partially converted garage provides a useful utility space.

Upstairs, the landing leads to three well-proportioned double bedrooms, a further single bedroom, and a contemporary three-piece family bathroom. The principal bedroom is a standout feature, boasting a vaulted ceiling with skylight, creating a light and airy feel, along with its own stylish three-piece en-suite with walk-in shower.

Externally, the property continues to impress. To the front, a block-paved driveway provides off-road parking for up to three vehicles, complemented by mature planting. Gated side access leads to a beautifully landscaped rear garden, featuring a patio seating area, lawn, and a gravelled section — ideal for relaxing or entertaining outdoors.





**Entrance Hall**

3' 3" x 3' 2" (0.99m x 0.97m)

**Open Plan Kitchen/Dining Room**

23' 9" x 16' 11" (7.24m x 5.16m)

**Living Room**

20' 2" x 12' 4" (6.15m x 3.76m)

**Family Room**

8' 1" x 12' 10" (2.46m x 3.91m)

**Downstairs Shower Room**

6' 0" x 5' 1" (1.83m x 1.55m)

**Bedroom One**

14' 6" x 11' 2" (4.42m x 3.40m)

**En-Suite**

11' 1" x 4' 11" (3.38m x 1.50m)

**Bedroom Two**

13' 1" x 9' 2" (3.99m x 2.79m)

**Bedroom Three**

10' 0" x 9' 11" (3.05m x 3.02m)

**Bedroom Four**

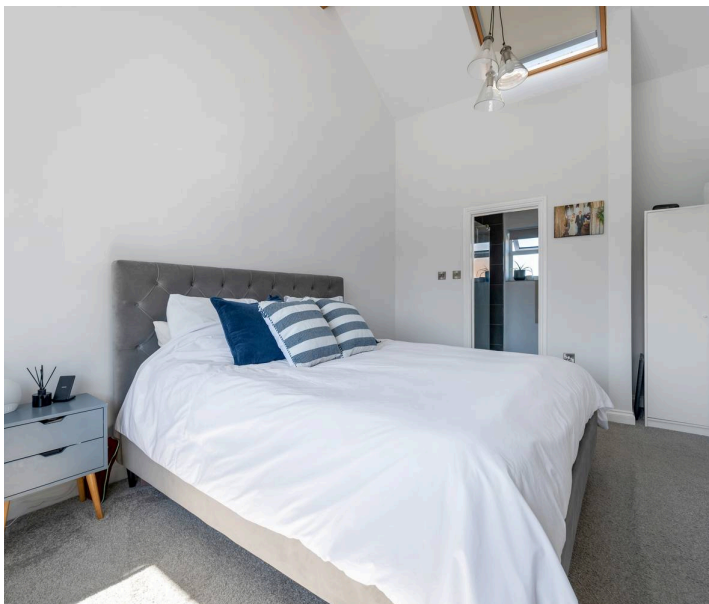
11' 5" x 6' 9" (3.48m x 2.06m)

**Bathroom**

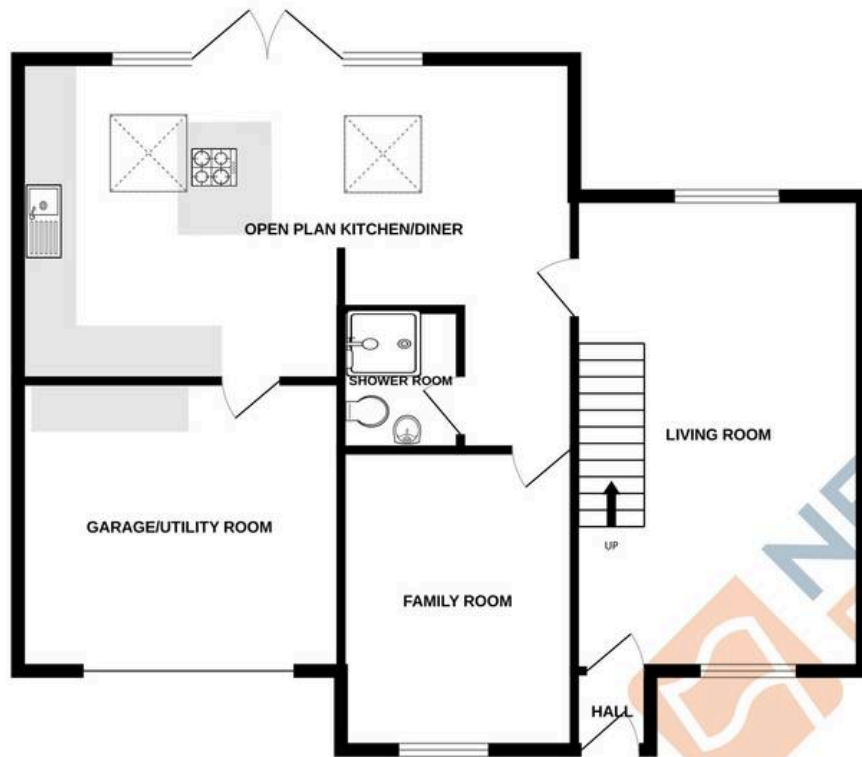
6' 11" x 6' 8" (2.11m x 2.03m)

**Garage/Utility Room**

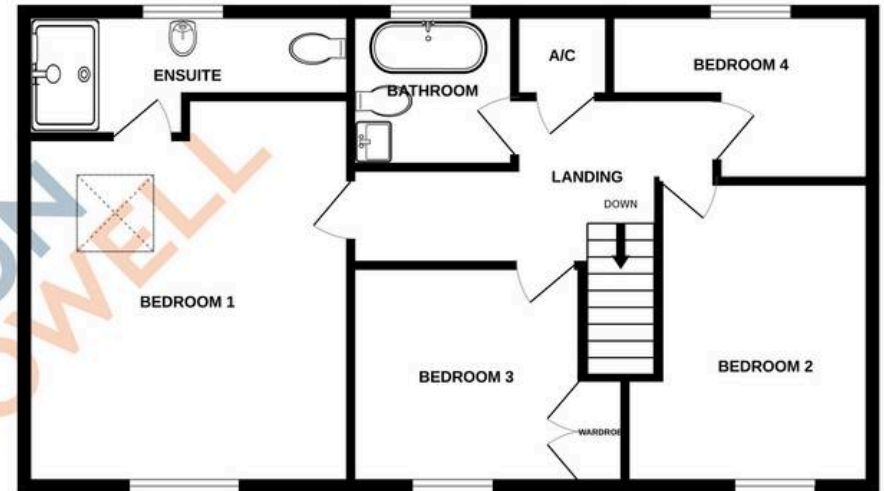
15' 10" x 11' 4" (4.83m x 3.45m)



GROUND FLOOR  
918 sq.ft. (85.3 sq.m.) approx.



1ST FLOOR  
738 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 1656 sq.ft. (153.9 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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