



Kesteven Road, Stamford

 **NEWTON FALLOWELL**

 3  1  2

Key Features

- Immaculate Extended Three Bedroom Semi Detached
- Massive West Facing PRIVATE Rear Garden
- Great Location, Close to Schools, Amenities and Town
- Ample Off Road Parking and Single Garage
- Open Plan Kitchen/Dining/Living!
- Council Tax Band - B
- EPC Rating – D
- Freehold

£325,000





EXTENDED Beautifully presented throughout, this immaculate three-bedroom semi-detached family home is situated in a highly sought-after location, within walking distance of local schools, amenities, and Stamford town centre. The property also benefits from an incredible private west-facing rear garden, making it an ideal family home both inside and out.

Upon entering, you are welcomed by a spacious entrance hall providing access to the main ground floor reception rooms, with stairs rising to the first-floor landing. To the front of the property is a charming living room, featuring a large front-facing window, an attractive fireplace, and internal glazed French doors.

Undoubtedly the heart of the home is the impressive open-plan kitchen, dining and living space, offering a fantastic area for both everyday family life and entertaining. The kitchen is well-equipped and thoughtfully designed, with a recently installed Bosch oven, induction hob and extractor plus a breakfast bar for informal dining. The ground floor is further enhanced by a garden room to the rear, providing a versatile additional reception space ideal as a playroom, home office, snug, or hobby room.



To the first floor are two generous double bedrooms and a well-proportioned third bedroom, perfectly suited as a child's room, nursery, dressing room, or home office. A modern family bathroom completes the accommodation. Externally, the property continues to impress. To the front is a large gravel driveway, comfortably providing off-road parking for up to four vehicles, alongside a single garage with a personal door to the rear. The rear garden is a true standout feature — a large, private west-facing garden, mainly laid to lawn, with a separate patio seating area and pathway leading to the rear gate.



Entrance Hall 1.99m x 3.28m (6'6" x 10'10")

Lounge 3.81m x 3.93m (12'6" x 12'11")

Kitchen Diner 6.05m x 3.93m (19'10" x 12'11")

Garden Room 2.94m x 2.54m (9'7" x 8'4")

Bedroom One 3.93m x 3.62m (12'11" x 11'11")



Bedroom Two 3.22m x 3.6m (10'7" x 11'10")

Bedroom Three 3.04m x 2.19m (10'0" x 7'2")

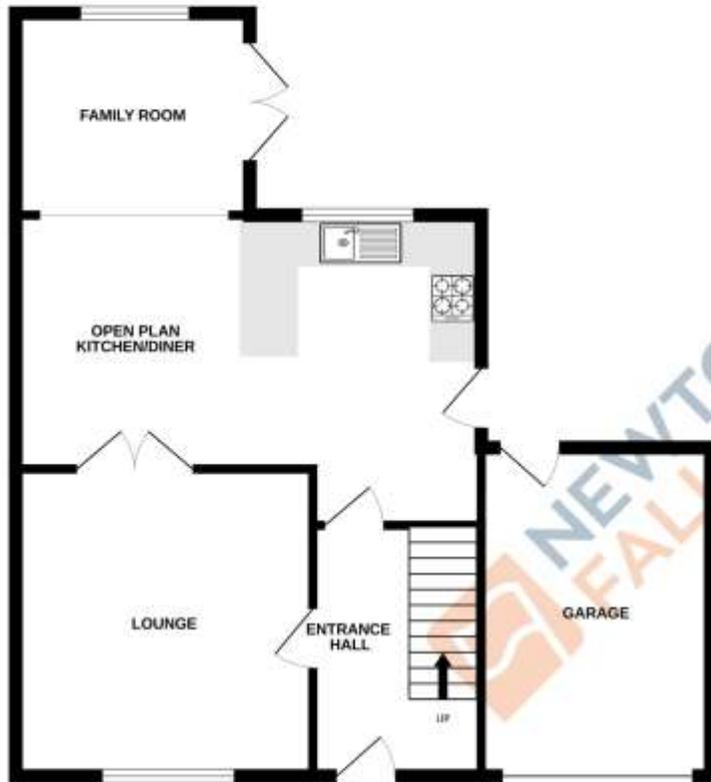
Bathroom 1.67m x 2.15m (5'6" x 7'1")

Garage 2.94m x 2.54m (9'7" x 8'4")





GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: B

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.