



18 Fitzwilliam Road, Stamford
£260,000

 **NEWTON FALLOWELL**

18 Fitzwilliam Road

Stamford

No Onward Chain Newton Fallowell are delighted to present this extended three-bedroom mid-terrace home, offering generous ground-floor accommodation, off-road parking, and a large private garden. Situated close to local amenities and schools, it makes an excellent choice for first-time buyers.

Upon entering, a spacious hallway provides access to the ground-floor reception rooms and the first-floor landing. The first door on the left opens into a well-equipped kitchen fitted with a range of wall and base units. Continuing through the property, you'll find a large open-plan living and dining area that flows seamlessly into the rear extension. This bright and airy space benefits from two skylights and French doors leading out to the garden. A three-piece family bathroom completes the ground floor.

Upstairs, the property offers three bedrooms: two generous doubles and a well-proportioned single that would also make an ideal home office or nursery.

To the front, the property features off-road parking via a gravelled driveway, while the rear garden is predominantly laid to patio, offering a low-maintenance outdoor space. Round the side of the property is further off road parking and single garage with up and over door.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Kitchen

8' 3" x 6' 11" (2.51m x 2.12m)

Living Room / Dining Room

14' 5" x 10' 2" (4.40m x 3.09m)

Family Room

12' 9" x 10' 0" (3.89m x 3.06m)

Bedroom One

11' 2" x 9' 0" (3.41m x 2.75m)

Bedroom Two

13' 5" x 7' 4" (4.10m x 2.23m)

Bedroom Three

10' 4" x 6' 11" (3.15m x 2.10m)

Bathroom

8' 1" x 4' 10" (2.46m x 1.47m)

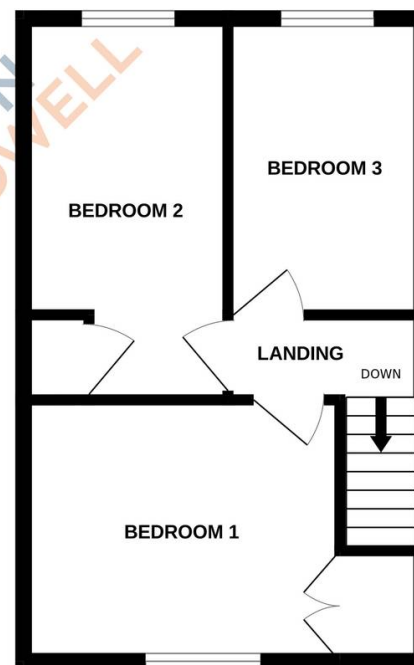




GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.

TOTAL FLOOR AREA : 821sq.ft. (76.3 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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1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.

Newton Fallowell - Stamford

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