



Roman Bank, Stamford, PE9 2SS

 **NEWTON FALLOWELL**

4 1 2

## Key Features

- Open House Viewings
- Highly Sought After Location
- Opportunity to Extend (STNPP)
- Four Bedrooms
- Separate Reception Rooms
- Generous Rear Garden
- Driveway & Garage
- No Onward Chain
- EPC Rating D
- Freehold

Offers in excess of £550,000





**\*\*Launching by Appointment Only - 12th, 13th & 14th February between 12pm & 2pm\*\***

A truly unique opportunity to secure a home on the sought after 'Roman Bank' offering an abundance of potential! The property has been extended to the rear and with a conversion to the roof space, offers a 4th bedroom. The home enjoys a generous frontage with ample parking for several vehicles which leads to a carport & detached single garage.

Internally the home has maintained many of its original features with the accommodation comprising; a storm porch, hallway, dining room, extended living room, an extended galley style kitchen breakfast room, side utility and ground floor WC, three first floor bedrooms, a 4 piece bathroom and further attic room/bedroom 4.

The rear offers a mature garden being mainly laid to lawn with a patio terrace, mature borders and a high degree of privacy.

Storm Porch 1.38m x 0.68m (4'6" x 2'2")

Entrance Hall 4.07m x 2.43m (13'5" x 8'0")

Dining Room 4.38m x 4m (14'5" x 13'1")

Living Room 5.84m x 3.48m (19'2" x 11'5")

Kitchen 4.76m x 2.86m (15'7" x 9'5")

Utility 1.97m x 1.21m (6'6" x 4'0")

Ground floor WC 1.19m x 0.96m (3'11" x 3'1")

First Floor Landing 2.9m x 2.07m (9'6" x 6'10")

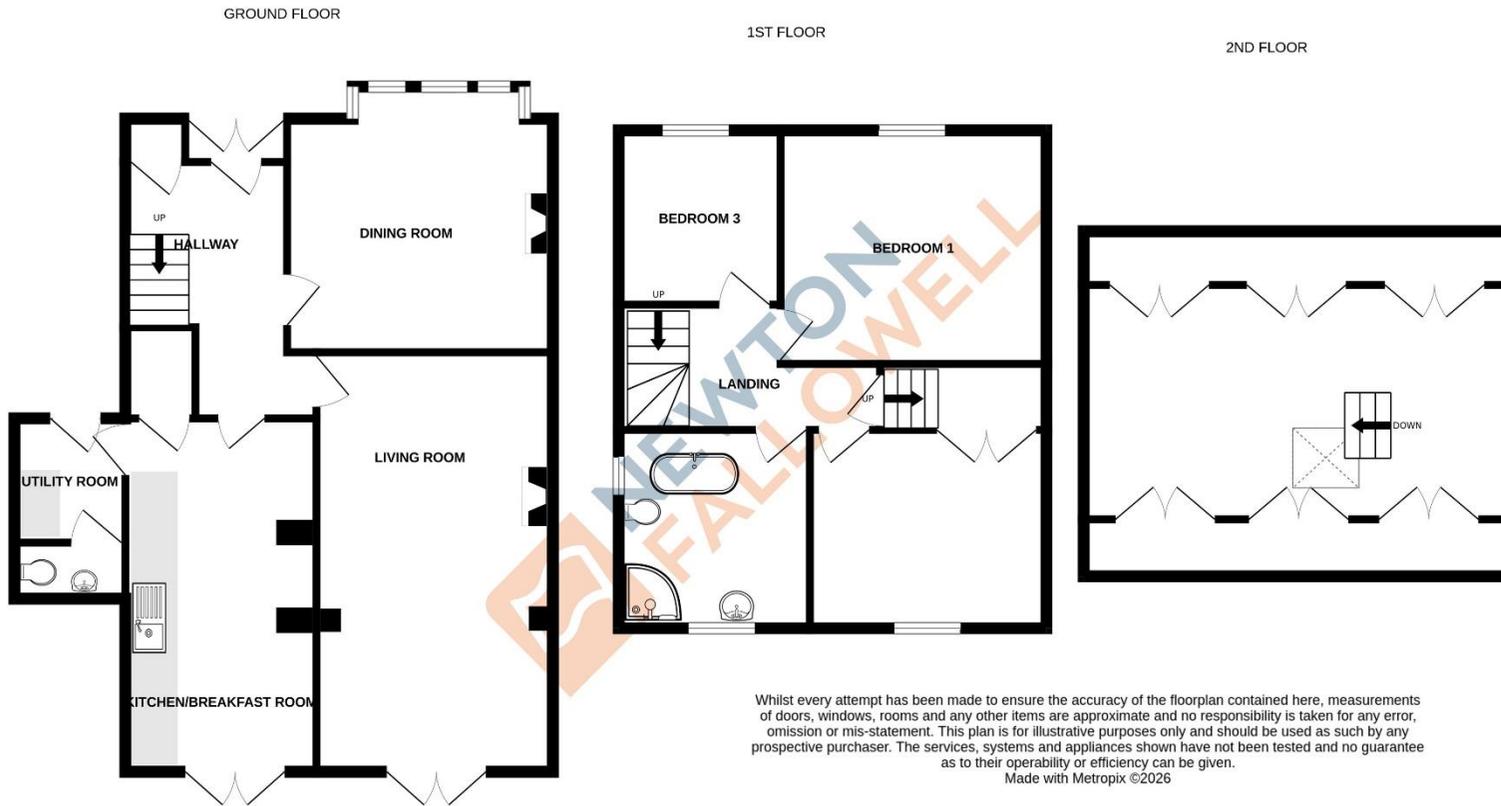
Bedroom One 3.64m x 3.5m (11'11" x 11'6")

Bedroom Two 3.58m x 2.94m (11'8" x 9'7")

Bedroom Three 2.88m x 2.46m (9'5" x 8'1")

Family Bathroom 2.95m x 2.92m (9'8" x 9'7")

Attic Room/Bedroom Four 4.19m x 3.71m (13'8" x 12'2")



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: SKDC  
 Council Tax Band: E

**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 £62 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.