



Oak Road, Stamford

 **NEWTON FALLOWELL**

 4  2  3

Key Features

- Immaculate Four Bedroom Detached Family Home
- Ample Ground Floor Living Accommodation
- Large Wrap Around Rear Garden
- Off Road Parking & Single Garage
- Highly Sought After Location
- Council Tax Band - D
- EPC Rating - TBC
- Freehold

£625,000





Situated in a highly desirable location, close to local schools, amenities and with excellent access to the A1, this immaculate four-bedroom detached home offers generous and versatile living accommodation, multiple reception rooms and a spacious rear garden, making it ideal for family living.

Upon entering the property, you are welcomed by an entrance hall providing access to the ground floor reception rooms and stairs leading to the first floor. The first door on the left leads to a separate reception room offering excellent versatility, ideal as a home office, playroom or snug. Opposite this is a stunning full-length lounge spanning the depth of the property and featuring an attractive wood-burning stove.

To the rear of the property is a bright and spacious garden room with an insulated roof, currently used by the owners as an additional dining area and providing pleasant views over the garden. The home also benefits from a well-equipped kitchen diner fitted with a range of appliances and ample storage cupboards. Just off the kitchen is a large utility room with a rear access door, WC and a personal door leading into the garage.

The first floor offers four well-proportioned double bedrooms. The main bedroom benefits from fitted wardrobes and a separate en-suite shower room. Completing the first floor is a large airing/storage cupboard and a three-piece family bathroom.

Externally, the property offers ample off-road parking to the front, with further potential to expand if desired thanks to the large lawned front garden. There is also a single garage and convenient side access leading to the rear garden. The rear garden is mainly laid to lawn and features a separate patio entertaining area, creating an ideal outdoor space for families and social gatherings.





Lounge 7.17m x 4.21m (23'6" x 13'10")

Kitchen Diner 5.95m x 3.26m (19'6" x 10'8")

Garden Room 4.19m x 3.41m (13'8" x 11'2")

Reception Room 5.41m x 2.75m (17'8" x 9'0")

Utility Room 2.72m x 2.7m (8'11" x 8'11")



Bedroom One 4.21m x 3.26m (13'10" x 10'8")

En-Suite 2.24m x 2.01m (7'4" x 6'7")

Bedroom Two 3.75m x 3.28m (12'4" x 10'10")

Bedroom Three 4.44m x 2.72m (14'7" x 8'11")



Bedroom Four 2.79m x 2.75m (9'2" x 9'0")

Bathroom 2.49m x 2.01m (8'2" x 6'7")

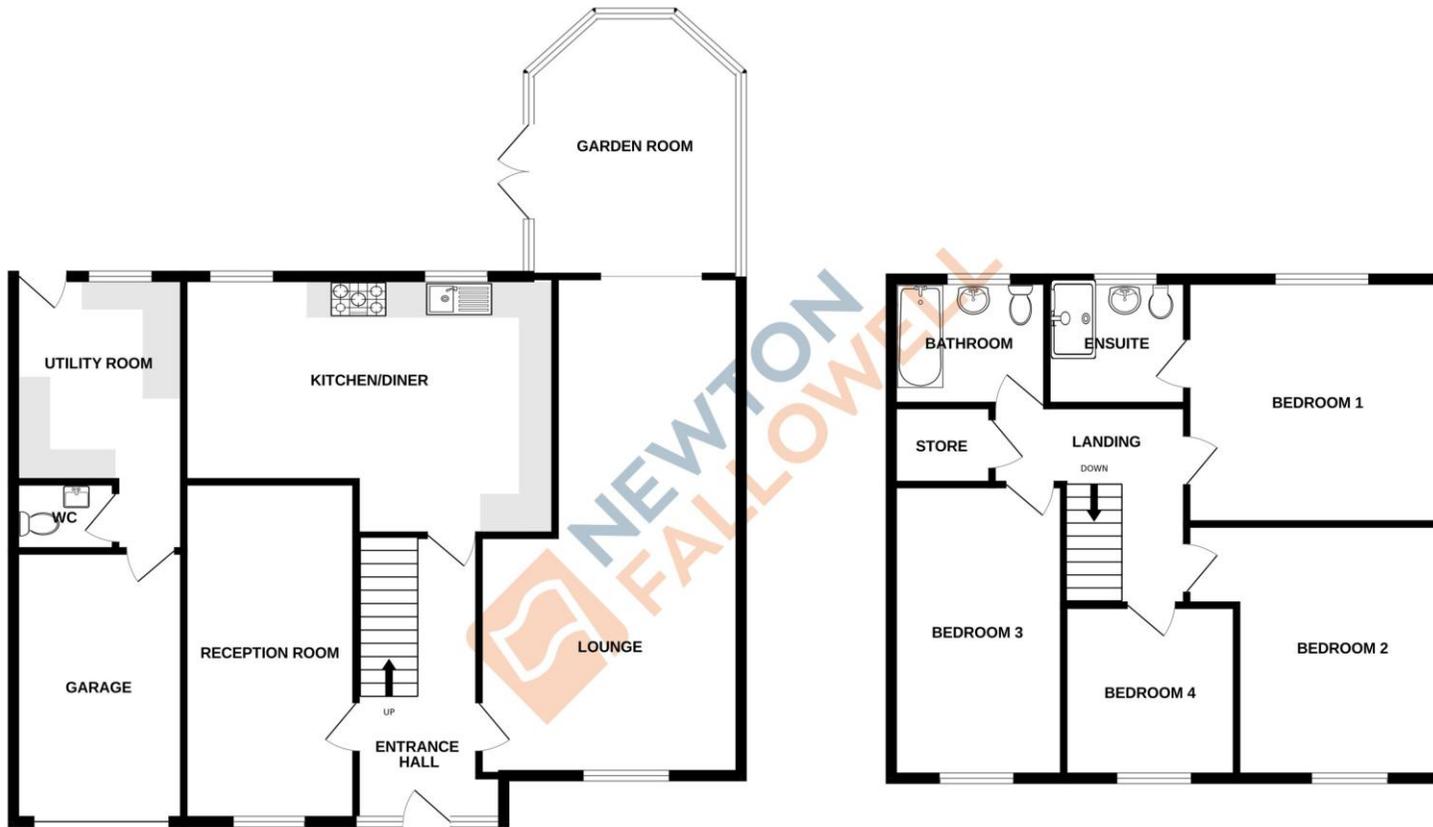
Garage 4.85m x 2.7m (15'11" x 8'11")





GROUND FLOOR
1203 sq.ft. (111.8 sq.m.) approx.

1ST FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 1968 sq.ft. (182.8 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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COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: D

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.