



18 Andrew Road, Stamford
£250,000

 **NEWTON FALLOWELL**

18 Andrew Road

Stamford

****No Onward Chain**** Situated in a quiet cul-de-sac, this charming three-bedroom end-of-terrace property offers excellent scope and potential, making it an ideal family home. Benefiting from off-road parking, multiple reception rooms, and a lovely west-facing rear garden, this property is not to be missed.

Upon entering the home, you are welcomed by an entrance hall providing access to the ground floor reception rooms and stairs rising to the first-floor landing. To the rear of the property is a well-equipped kitchen with an archway leading through to the dining room, creating a sociable and practical layout. To the front, there is a spacious living room featuring an attractive focal-point fireplace. The ground floor is further enhanced by a bright sun room overlooking the rear garden.

The first floor comprises two generous double bedrooms, along with a third single bedroom which would make an ideal home office, nursery, or child's bedroom. The accommodation is completed by a family bathroom and a separate WC.

Externally, the property benefits from off-road parking via a gravelled driveway to the front. The rear garden enjoys a sunny west-facing aspect and has been designed for low maintenance, featuring a lawn, decking area, and a useful storage outbuilding.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Entrance Hall

6' 11" x 13' 4" (2.10m x 4.07m)

Kitchen

6' 11" x 12' 6" (2.10m x 3.80m)

Lounge

12' 2" x 13' 4" (3.71m x 4.07m)

Dining Room

12' 2" x 12' 6" (3.71m x 3.80m)

Sun Room

4' 11" x 9' 5" (1.50m x 2.86m)

Bedroom One

9' 11" x 13' 4" (3.01m x 4.07m)

Bedroom Two

9' 11" x 12' 6" (3.01m x 3.80m)

Bedroom Three

9' 2" x 9' 2" (2.80m x 2.79m)

Bathroom

5' 3" x 6' 7" (1.60m x 2.00m)

WC

3' 7" x 6' 7" (1.10m x 2.00m)

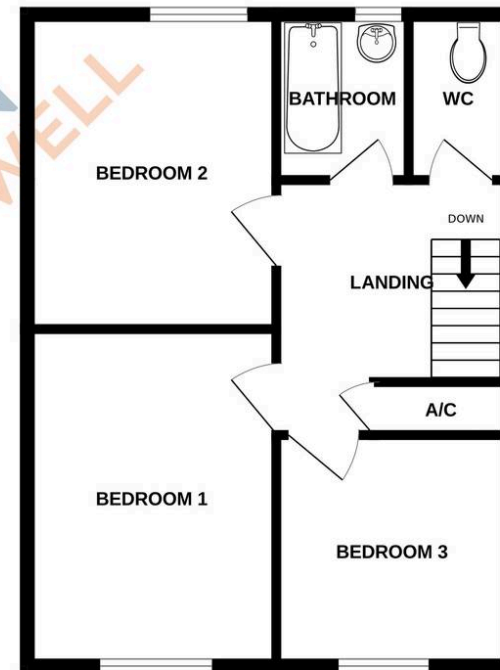


TOTAL FLOOR AREA : 1084 sq.ft. (100.7 sq.m.) approx.

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 as to their operability or efficiency can be given.
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GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.

Newton Fallowell - Stamford

Newton Fallowell Estate Agents, 4 Ironmonger Street - PE9 IPL

01780 754530 · stamford@newtonfallowell.co.uk · newtonfallowell.co.uk/stamford