



**St. Lawrence Way**  
Tallington, Stamford, PE9 4RH  
**Price Guide £385,000**

**Richardson**



# St. Lawrence Way

## Tallington, Stamford, PE9



Situated in a quiet cul-de-sac within the highly regarded village of Tallington, this well-proportioned four-bedroom detached home offers spacious and versatile accommodation, generous outside space, and excellent access to Stamford, Market Deeping and Bourne.

The accommodation comprises a welcoming entrance hall, cloakroom, comfortable lounge, separate dining room, fitted kitchen and adjoining utility room. To the first floor, the principal bedroom benefits from an en-suite shower room, alongside three further well-proportioned bedrooms and a family bathroom. The property also benefits from gas central heating and UPVC double glazing throughout.

Outside, the property enjoys a generous enclosed rear garden, providing an excellent space for families, keen gardeners and outdoor entertaining. A summer house with power and lighting connected offers excellent versatility, whether as a home office, hobby room or simply a peaceful place to relax. To the front, a block-paved driveway provides off-road parking for two vehicles and leads to a single garage.

Offering generous accommodation, a flexible layout and excellent potential for a purchaser to create a home tailored to their own style and requirements, this is a fantastic opportunity to acquire a detached family home in one of the area's most sought-after village locations.

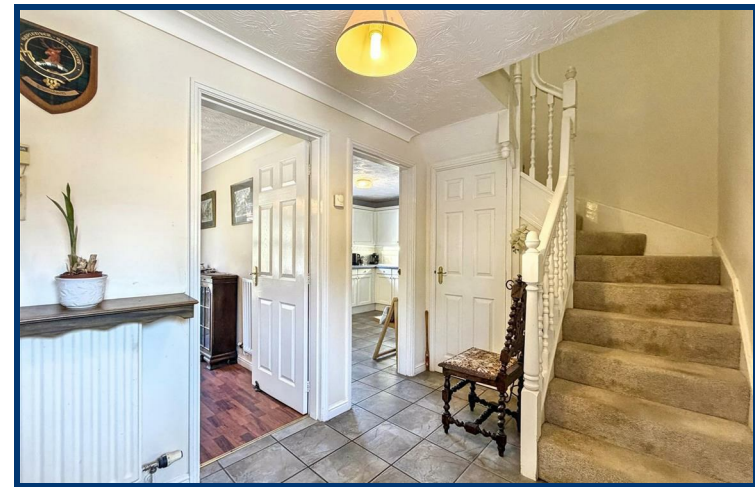
Entrance Hall  
12'11" x 6'11" (3.96m x 2.13m)

Cloakroom

Lounge  
14'0" x 11'10" (4.29m x 3.61m)

Dining Room  
9'1" x 9'6" (2.77m x 2.92m)

Kitchen  
11'10" x 9'6" (3.61m x 2.92m)







Utility Room  
4'11" x 6'11" (1.50m x 2.13m)

Landing

Bedroom  
12'0" x 11'10" (3.68m x 3.61m)

En-suite  
4'9" x 6'7" (1.47m x 2.03m)

Bedroom  
10'11" x 9'10" (3.35m x 3.02m)

Bedroom  
11'5" x 9'4" (3.48m x 2.87m)

Bedroom  
11'5" x 6'7" (3.48m x 2.03m)

Family Bathroom  
6'11" x 6'9" (2.11m x 2.06m)

Single Garage  
8'5" x 16'7" (2.57m x 5.08m)

Services

All mains services connected and Gas  
Central Heating

Tenure

Freehold

Council Tax

South Kesteven District Council -  
Council Tax Band - E

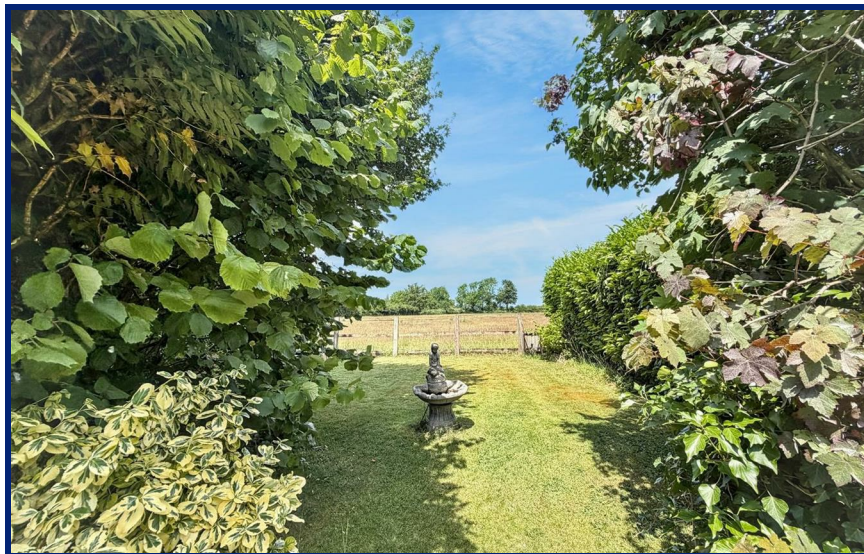
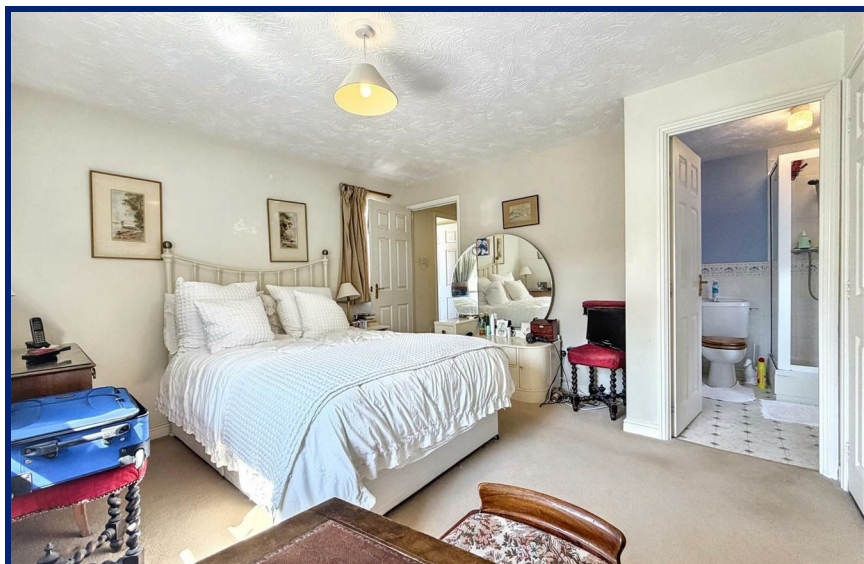
Communications

According to Ofcom: Ultrafast  
Broadband is available

According to Ofcom: Mobile coverage  
outdoor coverage is likely with, O2, EE,  
Three & Vodafone

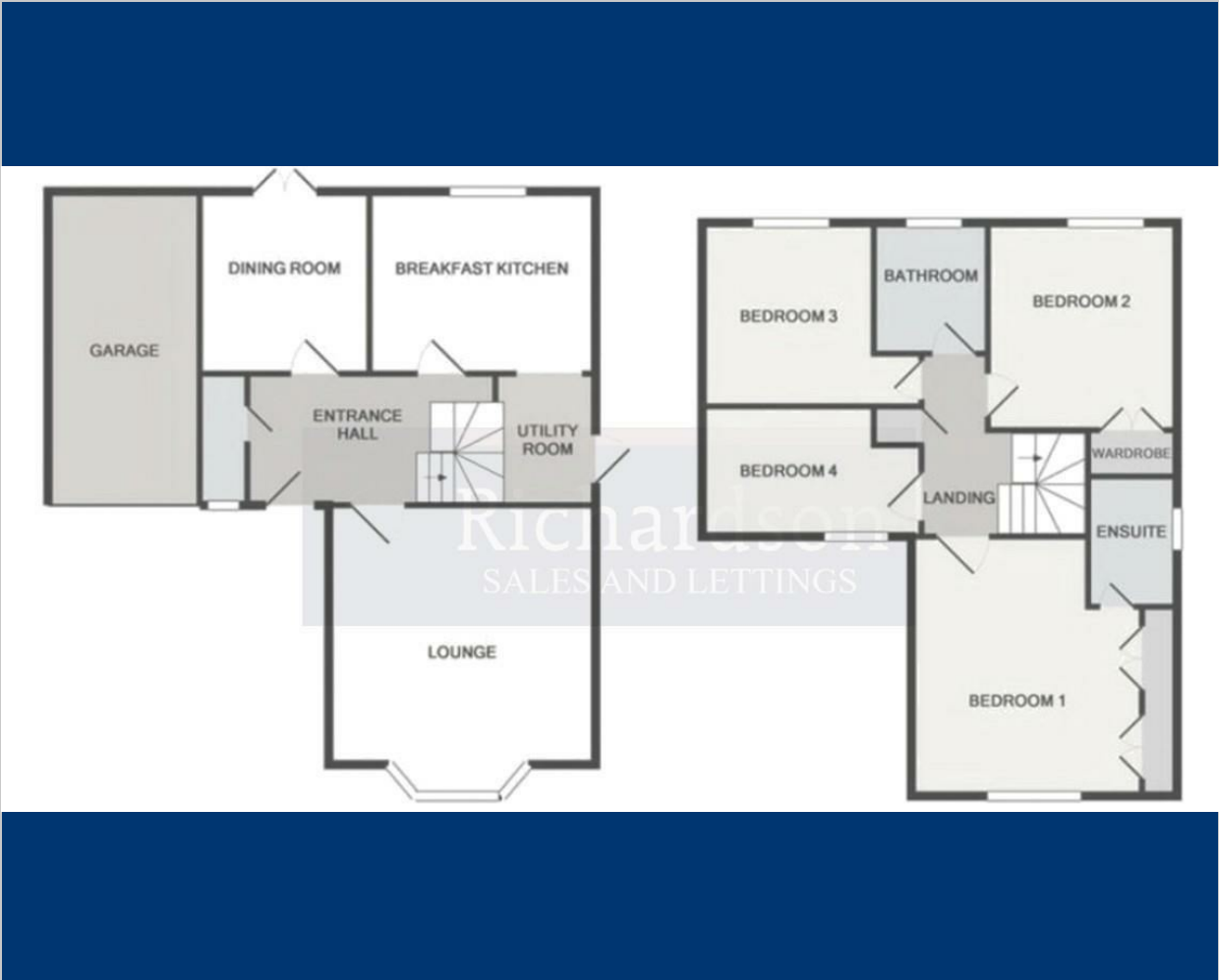
Viewing

By telephone appointment with  
Richardson Chartered Surveyors  
post@richardsonsurveyors.co.uk





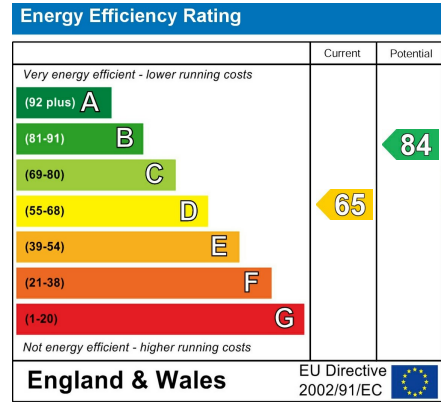
Floor Plan



Area Map



Energy Efficiency Graph



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