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32 Kingsdown Drive, Stamford – PE9 2WA

Stamford

In Excess of £350,000



## 32 Kingsdown Drive, Stamford

Stylish home with WEST-FACING GARDEN, spacious PRINCIPAL with EN-SUITE, off-road PARKING, and a peaceful spot just a short walk from Stamford town & Malcolm Sargent School.

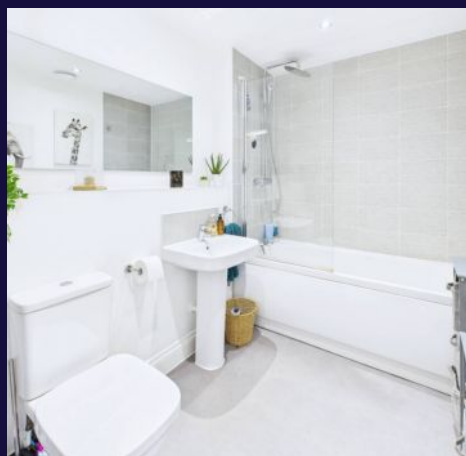
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Off-road driveway parking for 2 vehicles
- Spacious principal bedroom suite
- 3 spacious double bedrooms
- Low maintenance, enclosed west-facing garden with patio
- Modern kitchen with integrated appliances
- Peaceful, family-friendly location – Quiet estate close to green spaces and Malcolm Sargent Primary
- Within easy reach of Stamford town centre by foot, bike or car
- Excellent transport links for commuters and on bus routes for surrounding schools, colleges, town and villages



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### What the owner told us...

"It's been more than just a house. It's truly been our home. A place to unwind, recharge, and feel safe after busy days. We've made wonderful memories here, and we hope the new owners will too."

### Our Thoughts...

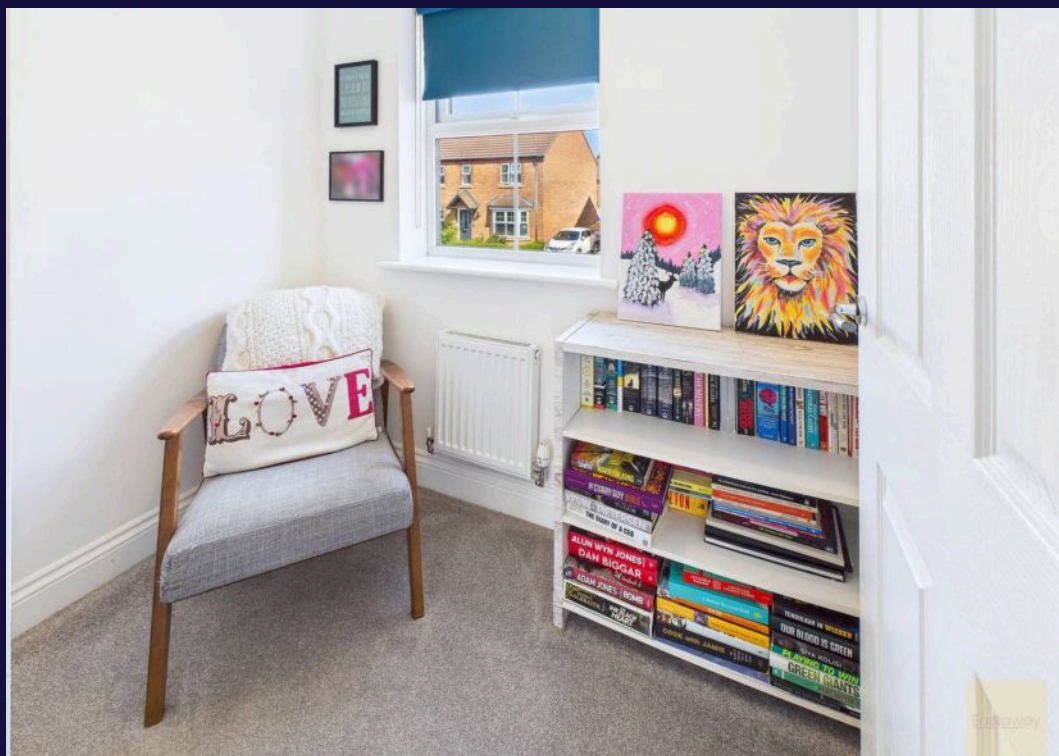
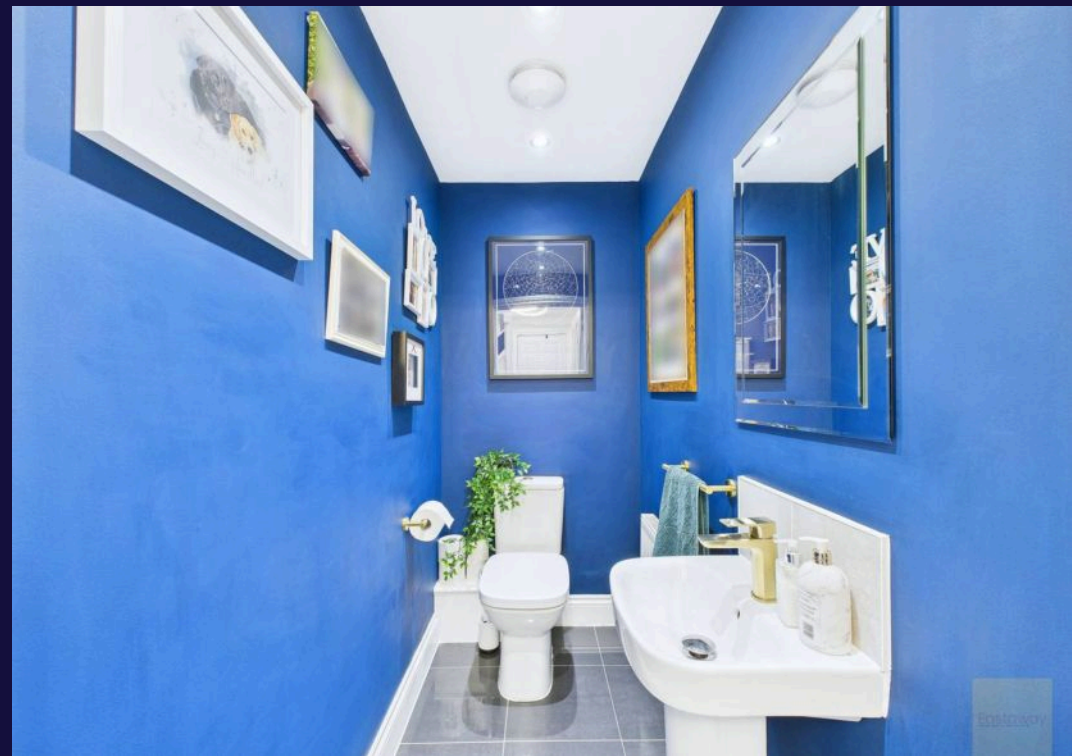
From the moment you step inside, there's a real sense of calm about this home. It's light, inviting, and has that easy flow that makes everyday life feel simple. Tucked away on a quiet estate just a short walk from Malcolm Sargent Primary School, it's the kind of place that instantly feels familiar. Comfortable. Settled. Like somewhere you could stay for a while.

The house was built in 2018 by Taylor Wimpey and has been lived in by the same owners ever since. Because they've been here from day one, they've been able to shape the feel of it completely—turning it from a blank canvas into a proper home. It's been decorated and updated with care, and the results feel warm and relaxed without being fussy.

Downstairs, the layout just works. The kitchen has everything you'd expect—an integrated fridge freezer, dishwasher, washer dryer, oven, hob and extractor—and leads into a bright living space that opens out to the garden. It's the kind of set-up that suits both quiet nights in and full-on weekends with friends.

One of the real highlights here is the west-facing garden. The owners extended the patio and created a brilliant space for relaxing, entertaining and soaking up the sun. They've had barbecues, sat around the fire pit under the stars, and spent plenty of evenings out there with music playing and a glass of wine in hand.











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**"We absolutely love the garden. It's our favourite place to be when the sun's out. Whether it's a BBQ or just relaxing, it really feels like an extension of the house."**

Upstairs, there are three proper double bedrooms, so there's room for family, guests or even a home office. The main bedroom is especially lovely—it's really spacious and has its own en-suite, plus built-in wardrobes that keep things neat. When the door at the bottom of the stairs is closed, it feels like your own little hideaway.

**"Once you close that door, the master becomes your own retreat. It's peaceful and private, even if there are guests staying over."**

There's also a full family bathroom with a bath and shower over, a handy downstairs loo, and one of those rare little corners that just works—a reading spot on the landing with a view through the window. A small thing, but one of those thoughtful touches that makes a house feel like home.

Outside, you've got off-road parking for two cars and the estate management fee is just £145 a year, which covers the shared green areas and park spaces. The boiler is six years old, the electrics were checked in 2018, and everything has been well looked after.

**"It's a quiet, friendly neighbourhood. Everyone looks out for each other. We've even trusted our neighbours with a key while we've been away."**

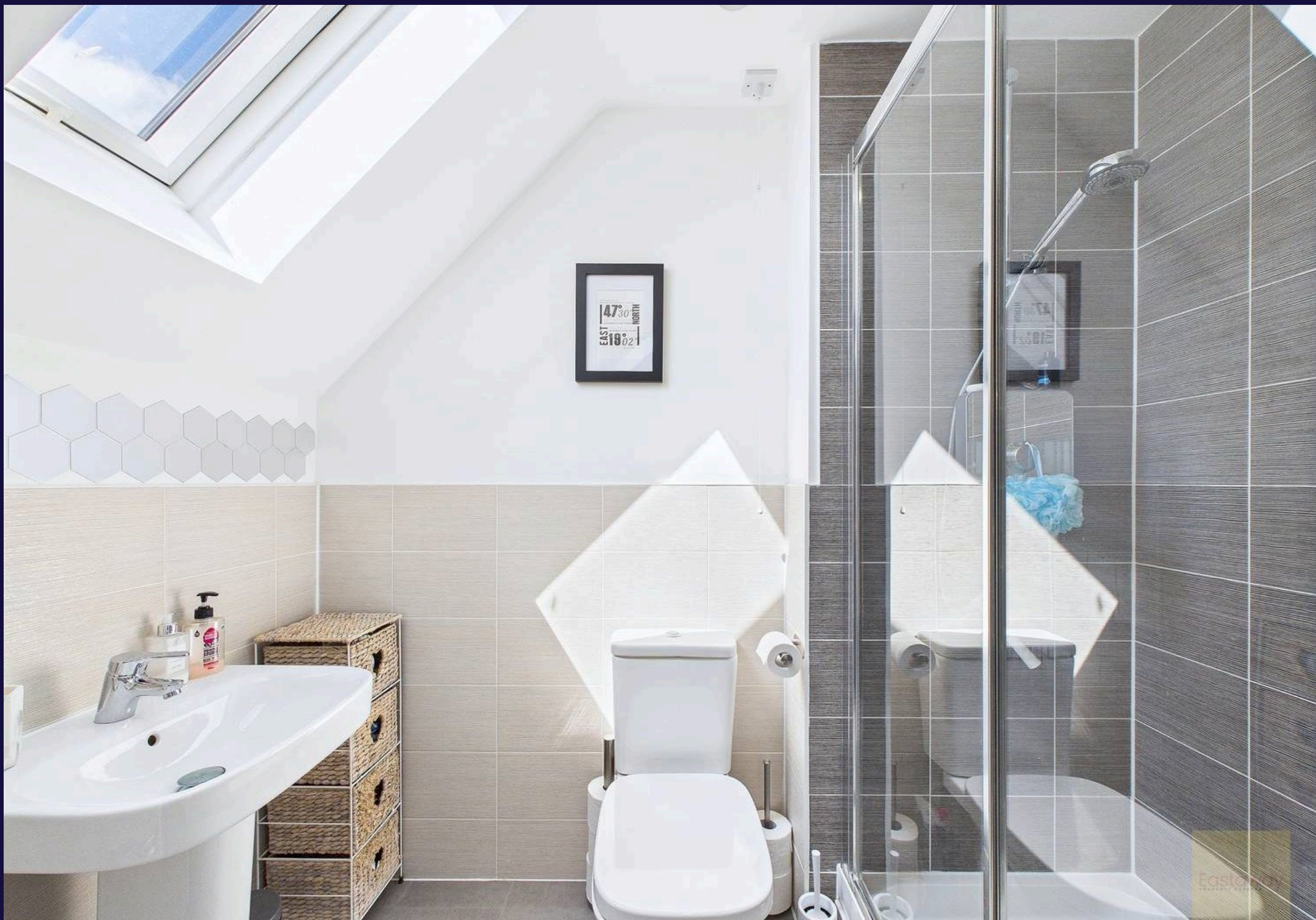
You're about a 20 to 25 minute walk from Stamford town centre, or just a few minutes by car, which means you've got everything you need nearby without giving up peace and quiet. There are parks for dog walking, community events, and a proper neighbourly feel.

And for the current owners, it's been the backdrop to some really special moments.

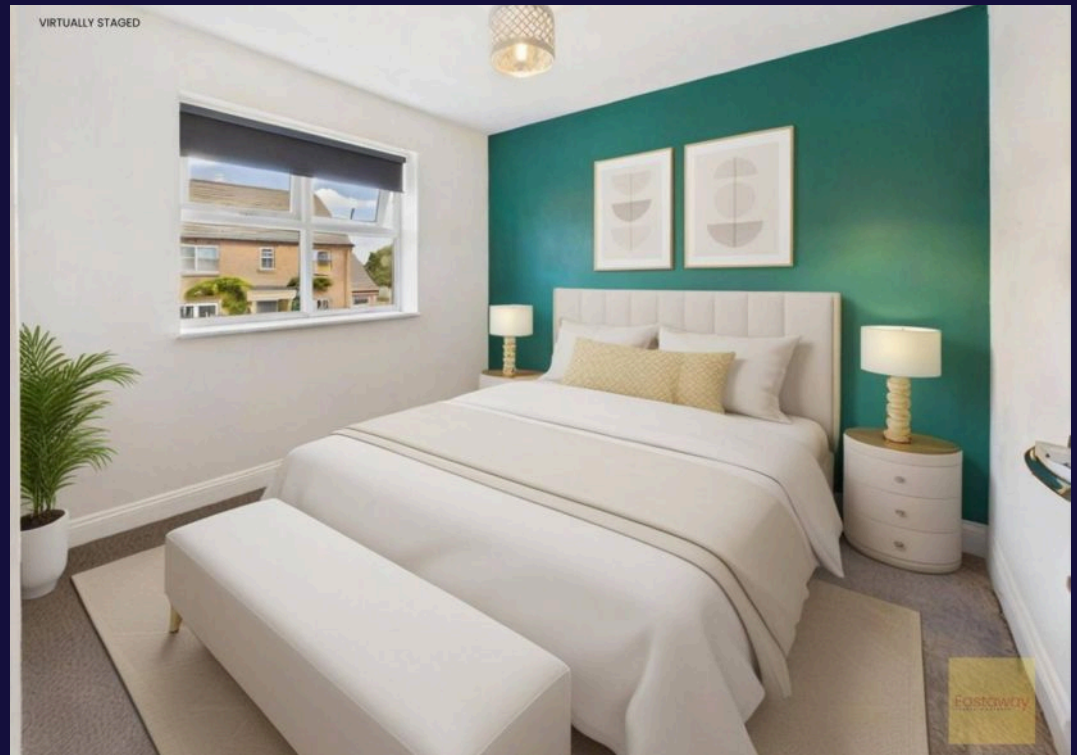
**"Christmas dinners, New Year's parties, even our engagement celebration with over 20 people—it's a house full of happy memories."**



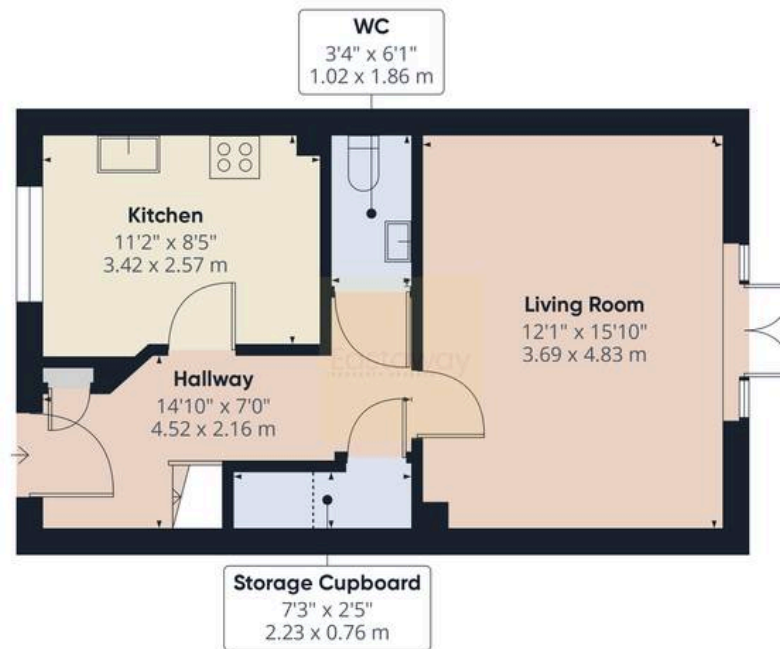




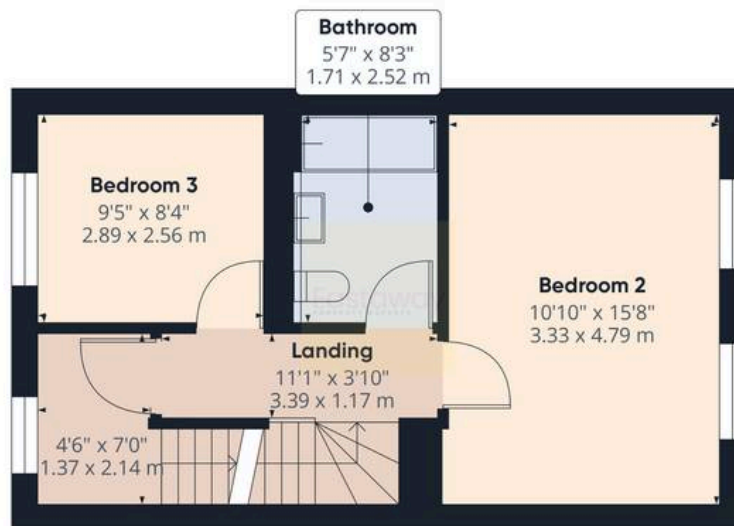




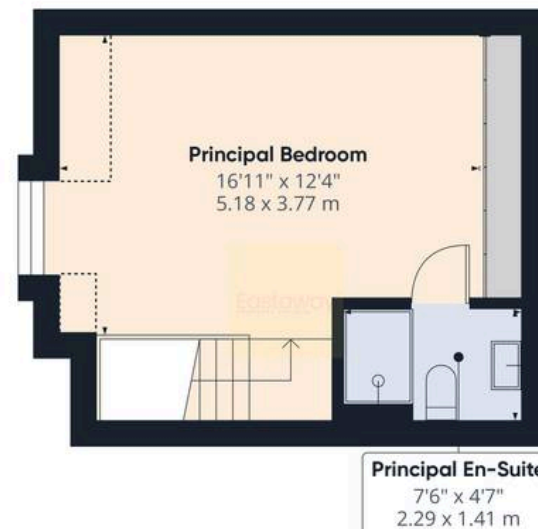




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1042 ft<sup>2</sup>

97 m<sup>2</sup>

**Reduced headroom**

24 ft<sup>2</sup>

2.2 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.







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