

6 Cottesmore Road, Stamford, PE9 2SQ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	78
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Welcome to this charming semi-detached house located on Cottesmore Road in the picturesque town of Stamford. This delightful extended property boasts three well-proportioned bedrooms, making it an ideal family home. The house features two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The heart of the home is a beautifully designed kitchen diner, which seamlessly connects to a conservatory that overlooks the impressive garden. This space is perfect for enjoying family meals or hosting gatherings, while the garden offers a generous plot for outdoor activities and relaxation.

For those with vehicles, the property provides parking for up to three cars, ensuring convenience for you and your guests. Additionally, the location is particularly appealing, as it is within walking distance to the highly regarded Malcolm Sargent Primary School, making it an excellent choice for families with children.

This semi-detached house on Cottesmore Road presents a wonderful opportunity to enjoy comfortable living in a sought-after area. With its spacious layout, beautiful garden, and proximity to local amenities, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.

Asking Price £360,000 Freehold

- Exentdded three bedroom home
 - Generous plot
 - Gas fired central heating
 - Beautiful mature lawn garden
 - Council Tax Band - C, EPC - C
- Open plan kitchen diner
 - Well presented
 - Walking distance to the Malcolm Sargent Primary School
 - Off street parking and single garage with utility area
 - NO CHAIN



ACCOMMODATION:

Entrance Hall

Cloakroom/WC

Lounge
4.80m x 3.30m (15'9 x 10'10)

Dining Room
3.05m x 2.62m (10' x 8'7)

Study
2.51m x 1.91m (8'3 x 6'3)

Kitchen/Dining Room
5.21m x 3.28m (17'1 x 10'9)

Conservatory
2.95m x 2.84m (9'8 x 9'4)

First Floor Landing

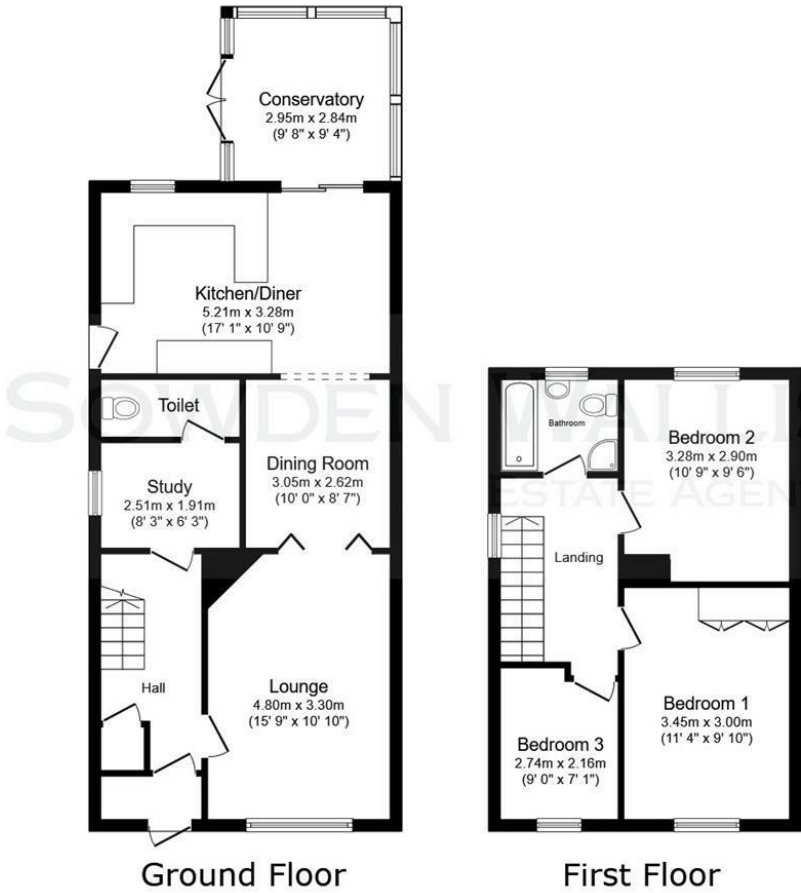
Main Bedroom
3.45m x 3.00m (11'4 x 9'10)

Bedroom Two
3.28m x 2.90m (10'9 x 9'6)

Bedroom Three
2.74m x 2.16m (9' x 7'1)

Bathroom

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io