



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD

nest  
ESTATES

**Coalville Cottages,**

Stamford, PE9 1ER

**Offers in Excess of £375,000**



## SUMMARY

- Two Bedroom Semi Detached Home
- Short Walk In To Town centre
- Garage & Off Road Parking
- Enclosed Rear Garden
- Newly Fitted Kitchen
- Newly Fitted Four Piece Bathroom Suite & Separate WC
- Lounge Dining Room
- Wood Burner







Coalville Cottages – A Stylish and Spacious Two-Bedroom Semi-Detached Home in the Heart of Stamford. Step into this beautifully presented and generously proportioned home offering over 1,200 sq. ft. of stylish living space. Perfectly positioned on a quiet, no-through road, this charming property is just a short stroll from Stamford's vibrant town centre, with its eclectic mix of shops, cafes, restaurants, and essential amenities.

Meticulously maintained and truly turn-key ready, this delightful home features a recently renovated kitchen and bathroom, a brand-new log burner for cosy evenings, and an upgraded boiler for modern efficiency.

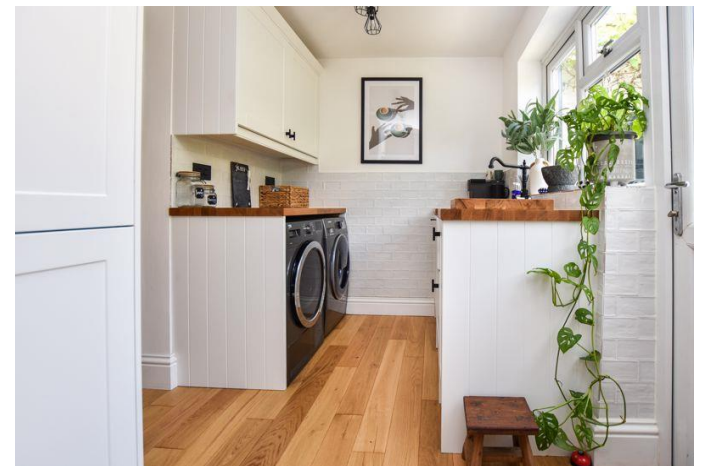
The property comprises; Lounge / Dining Room, Kitchen, Two double bedrooms, Four piece bathroom suite, Separate WC, Garage, Off Road Parking & Enclosed Rear Garden.

**AGENTS NOTES:** Log burner was fitted in September 2023 and was last swept in December 2024. A new boiler was fitted June 2024. There is an automist sprinkler system installed. New bathroom was fitted in April 2024. The new Kitchen was fitted in June 2024 and has integrated dishwasher, double oven & air fryer facility, fridge freezer and double bin cupboard. In the garage there is electricity and plumbing.

The historic market town of Stamford with many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary & secondary schools near by, education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market towns such as Bourne, Market Deeping and Oakham. High speed trains from Peterborough (only 15 miles away) to London Kings Cross take approximately 46 minutes; ideal for the commuter. The A1 road is only 1 mile away.

































**Ground Floor**  
Approx. 57.1 sq. metres (614.7 sq. feet)



Tenure: **Freehold**

EPC Rating: **C**

Council Tax Band: **B**

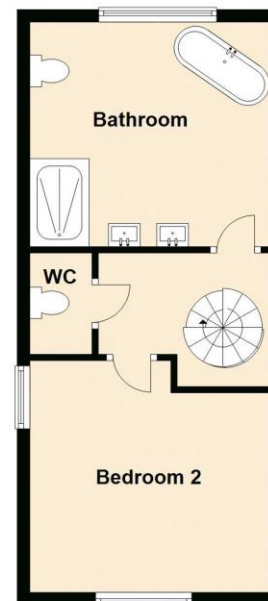
Local Authority: **SKDC**

Services: **Gas Central Heating**

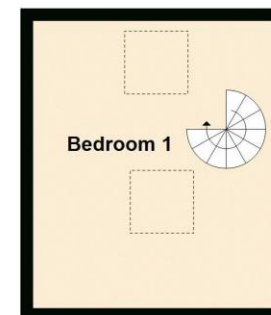
## DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.

**First Floor**  
Approx. 42.4 sq. metres (456.0 sq. feet)



**Second Floor**  
Approx. 17.4 sq. metres (187.2 sq. feet)



Total area: approx. 116.9 sq. metres (1257.9 sq. feet)