PROPERTY REPORT

12 August 2025

📍 7 Field Close, Collyweston, Stamford PE9 3QS

🔑 PROPERTY STATISTICS
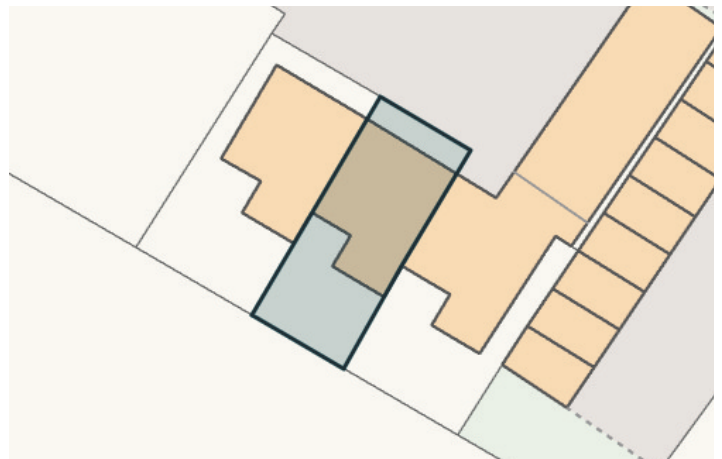
Tenure Freehold	**Flood Risk** None	**Property Type** Terraced	**Bedrooms** 3
Listed Building/ Conservation Area No	**Title Number** NN335378	**Bathrooms** 2	**Floor Area** 96.00 sq m.
Date Last Sold 08-11-2018	**Last Sale** £295,000	**Council Tax Band** C	**Plot Size** 110.16 sq m.

Ellie Hinton-Bardwell powered by eXp

📞 01780 431 202

✉ ellie.hinton-bardwell@exp.uk.com

🌐 elliehintonbardwell.exp.uk.com

SCAN ME!

FLOOR PLANS

EHB
Boutique Estate Agency

Kitchen/Diner
12'10" x 15'9"
3.91m x 4.80m

Utility Room
5'1" x 7'2"
1.55m x 2.18m

WC
3'6" x 5'9"
0.97m x 1.75m

Lounge
12'11" x 11'11"
3.94m x 3.63m

Entrance Hall
7'1" x 17'0"
2.16m x 5.18m

Master Bedroom
8'11" x 13'4"
2.72m x 4.06m

Bedroom 2
8'10" x 11'2"
2.69m x 3.40m

En-suite
5'6" x 6'4"
1.68m x 1.93m

Landing
8'12" x 5'8"
2.72m x 1.73m

Bathroom
8'10" x 8'0"
2.69m x 2.44m

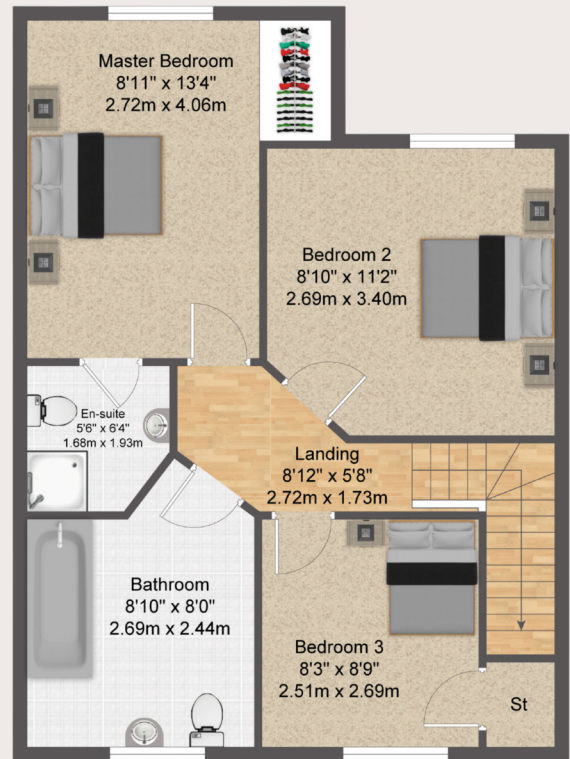**Bedroom 3**
8'3" x 8'9"
2.51m x 2.69m

St

**Field Close, Collyweston,
Stamford, PE9**

ELLIE HINTON-BARDWELL
eXp UK

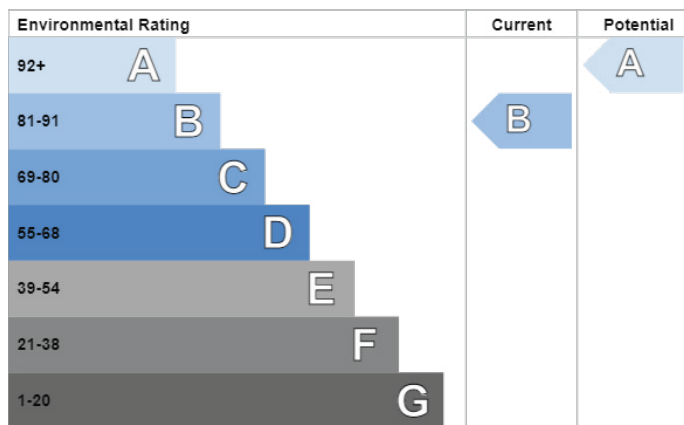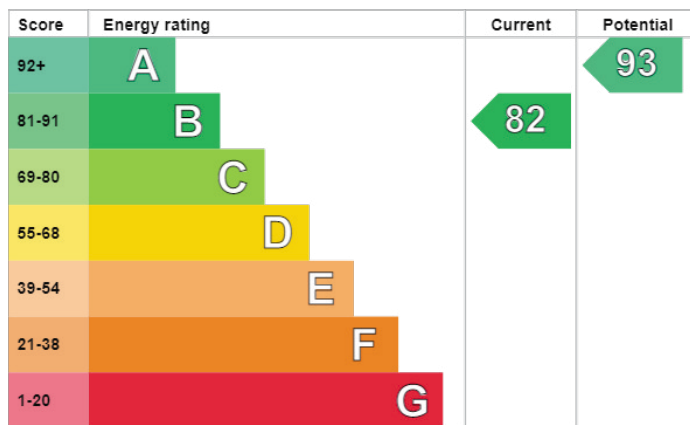**Approximate Gross Internal Area
1,054 sq ft - 97.9 sq m**

EPC INFORMATION

The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: The average energy rating is D. The average energy score is 60.

Score	Energy rating	Current	Potential
92+	A		93
81-91	B	82	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Environmental Rating		Current	Potential
92+	A		A
81-91	B	B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Your current energy rating is B, but potentially, it could be A.
Your current energy score is 82, but potentially, it could be 93.

Property Features

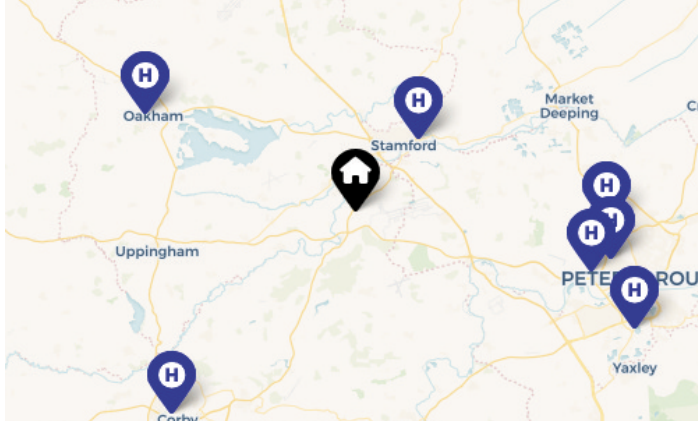| Feature	Description	Rating
Walls	Average thermal transmittance 0.32 W/m²K	Good
Roof	Average thermal transmittance 0.15 W/m²K	Very good
Floor	Average thermal transmittance 0.15 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 2.7 m³/h.m² (as tested)	Very good
Secondary heating	None	N/A

Suggested Changes

You could save £330 per year if you complete the suggested steps for improving this property's energy rating.

Step	Recommendation	Installation Cost	Yearly Saving	Potential Rating	Potential Grade
1	Solar water heating	£4,000 - £6,000	£55	84	B
2	Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£275	93	A

LOCAL HEALTHCARE

EHB
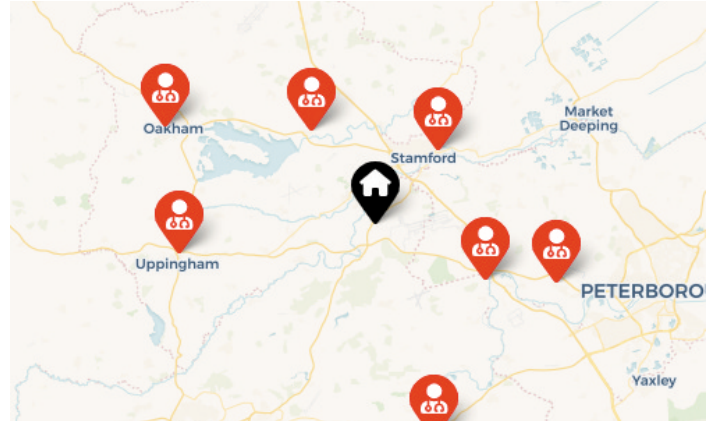*Boutique Estate Agency*

Hospitals

| Hospitals	Distance
Stamford And Rutland Hospital	3.96 miles
Rutland Memorial Hospital - University Hospitals Of Leicester Nhs Trust	9.62 miles
Fitzwilliam Hospital	10.1 miles
Orthopaedics And Spine Specialist Hospital	10.42 miles

GP Surgeries

GP Surgeries	Distance
Lakeside Healthcare Stamford	4.03 miles
Empingham Medical Centre	4.69 miles
Wansford	5.11 miles
Ailsworth Medical Centre	7.88 miles

Pharmacies
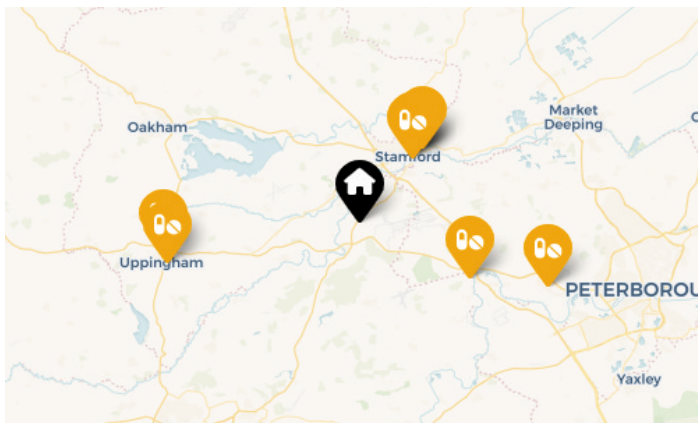
Pharmacies	Distance
Stamford Pharmacy	3.46 miles
Boots	3.52 miles
Superdrug Pharmacy	3.59 miles
Well	4.02 miles

Dentists
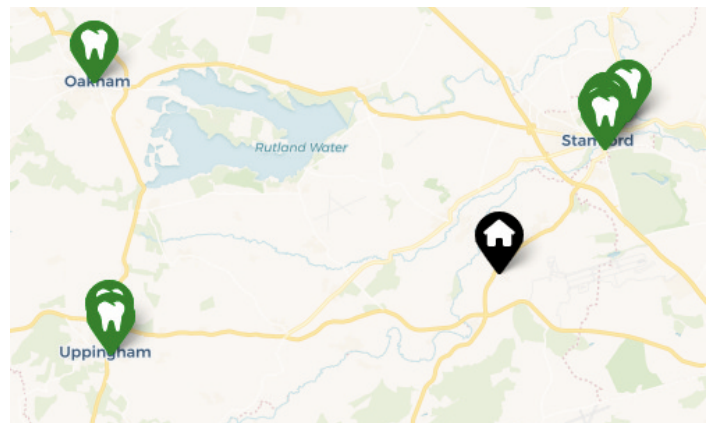
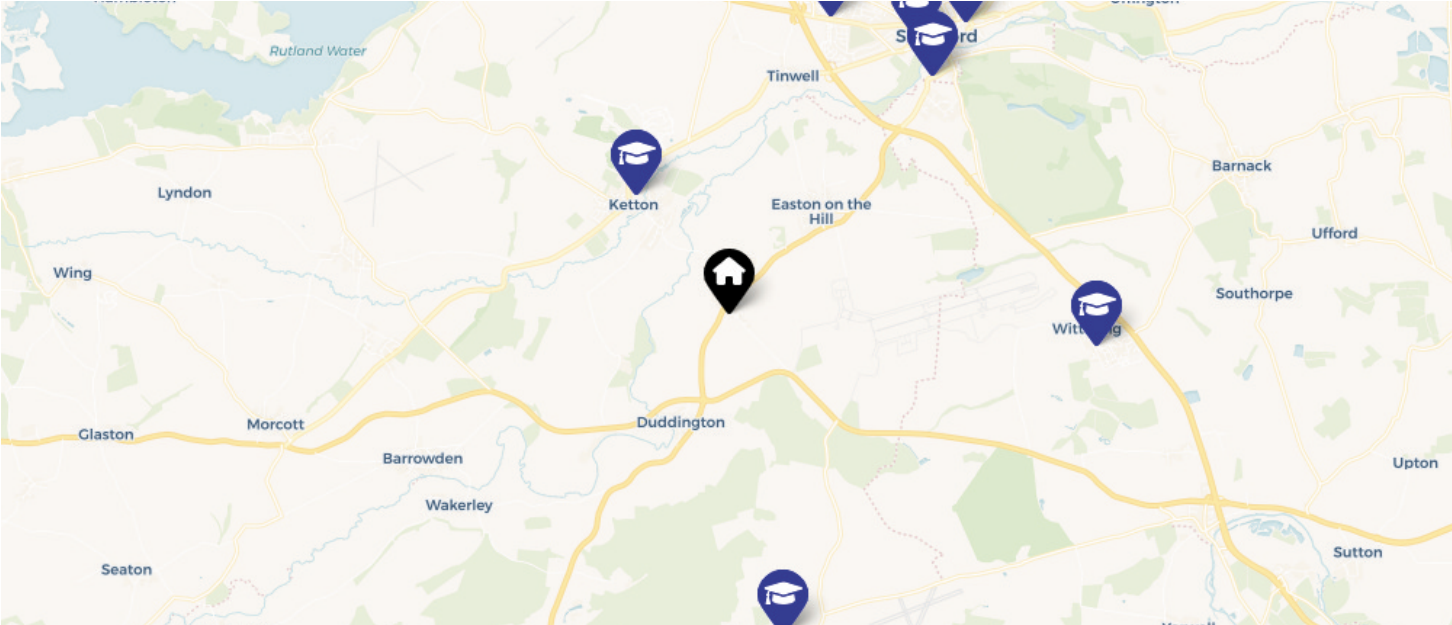| Dentists	Distance
Dental Practice (Mr J F. Hawkins)	3.37 miles
St Mary'S Dental Practice	3.46 miles
Stamford Dental Care (Mr Saleem)	3.62 miles
Mr M Saleem	3.62 miles

LOCAL SERVICES

Education

Name	Rating	Type	Gender	Distance
Ketton Church of England Primary School		Primary	Mixed	1.5 miles
Stamford Junior School		Not applicable	Mixed	3.11 miles
Malcolm Sargent Primary School	Good	Primary	Mixed	3.12 miles
Kings Cliffe Endowed Primary School	Good	Primary	Mixed	3.23 miles
Stamford St Gilberts Church of England Primary School	Good	Primary	Mixed	3.31 miles
Wittering Primary School	Requires improvement	Primary	Mixed	3.68 miles

Transport

Train Stations	Distance		Bus Stops	Distance
Stamford (Lincs)	3.25 miles		Demand Responsive Area	0.15 miles
Oakham	9.54 miles		The Collyweston Slater PH	0.15 miles
Corby	10.81 miles		The Collyweston Slater PH	0.15 miles
Peterborough	12.08 miles		Slate Drift	0.44 miles

Network

Average Broadband Speed

Package	Download Speed	Upload Speed
Maximum	80 Mbps	20 Mbps
Basic	15 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	N/A	N/A

Mobile Coverage

Provider	Voice	Data
EE	●●●●	●●●●
3	●●●○	●●●○
O2	●●●●	●●●●
Vodafone	●●○○	●●○○

NOTES

NOTES

NOTES

NOTES

NOTES

DATA QUALITY

At Ellie Hinton-Bardwell powered by eXp, we prioritise the accessibility of thorough property data to streamline the process of buying and selling homes, making it faster, simpler, and more cost-effective. That's why we have joined forces with Information Works, the foremost provider of property-specific data in the UK.

Disclaimer

The information provided in this report is intended solely for general informational purposes and serves as a guide to effectively market your property at the desired asking price.

This report contains information sourced from various public sector databases, licensed under the Open Government License v3.0. Information Works collects and aggregates this data from diverse sources such as The Office of National Statistics, Historic England, Environmental Agency, Ordinance Survey, Ofcom, Valuation Office Agency (VOA), and The National Archives.

While we strive to maintain the accuracy and currency of the information, we do not make any warranties or representations, whether expressed or implied, regarding the completeness, accuracy, or reliability of the information or the related graphics contained in this report for any purpose. Any reliance you place on such information is strictly at your own risk. We shall not be liable for any loss or damage, including but not limited to indirect or consequential loss or damage, or any loss or damage whatsoever arising from data loss or loss of profits resulting from the use of this report or its contents.

Dataloft offers expert residential property market insights and content, utilising a diverse range of both proprietary and open-source datasets. Their team of skilled analysts meticulously interprets this data to deliver comprehensive and robust insights. These insights are invaluable for guiding investment decisions and driving effective marketing campaigns with a strong foundation in real, actionable data.

ValPal stands at the forefront of the automated valuation model (AVM) sector, boasting a highly sophisticated algorithm fueled by over 43 million data points gathered from an extensive array of sources. This robust approach enables ValPal to provide accurate and realistic estimates of both sales and rental values, offering a comprehensive and reliable valuation tool.

Data Partners

Historic England

Valuation Office Agency

Ofcom

Ordnance Survey

Office for National Statistics

Environment Agency

Google Maps

HM Land Registry

ValPal NETWORK

dataloft by PriceHubble