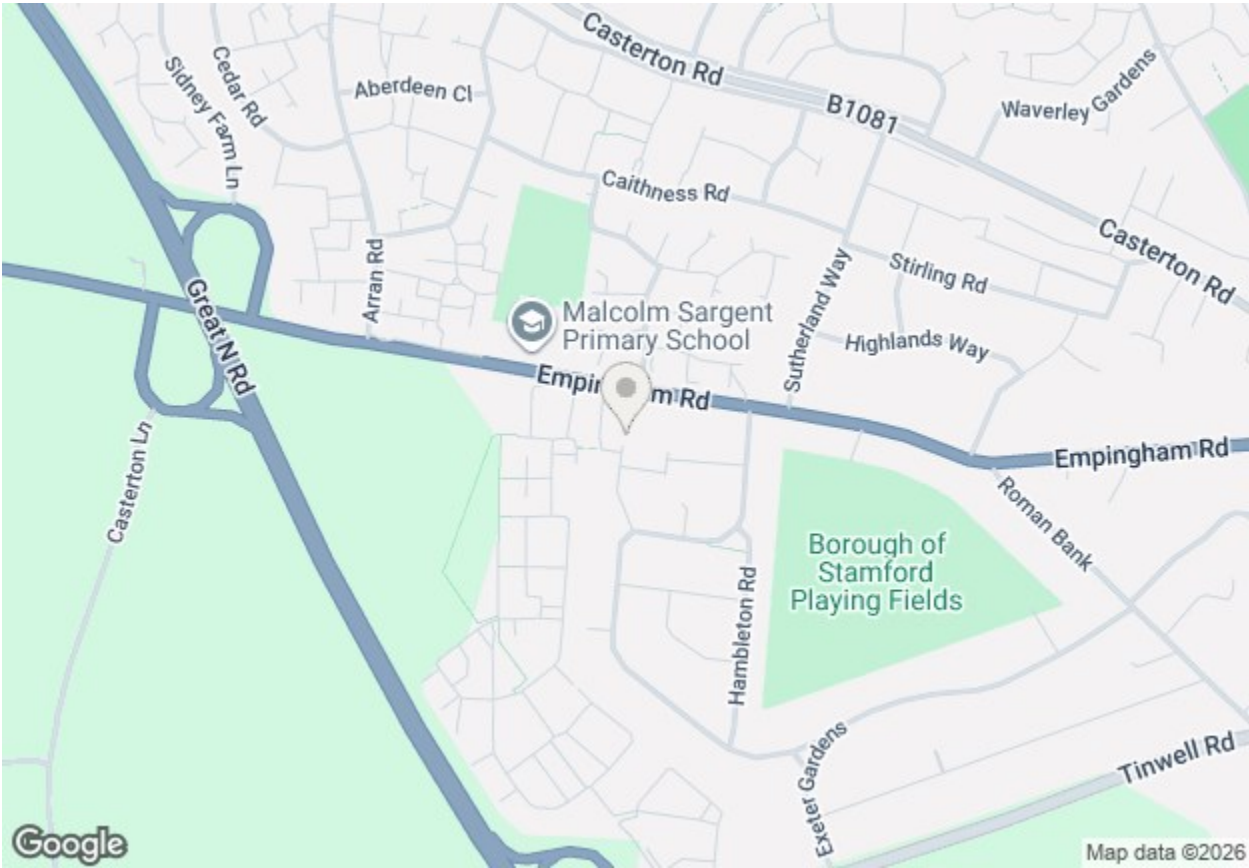




24 Cottesmore Road, Stamford, Rutland, PE9 2SQ

Occupying a generous corner plot within a quiet cul-de-sac, this beautifully presented and thoughtfully extended four-bedroom detached bungalow offers spacious, versatile accommodation finished to a high standard throughout. Ideally located, the property provides easy access to Stamford town centre, local amenities and regular bus routes.

The accommodation is centred around a stylish fitted kitchen and a generous sitting room, which flows seamlessly into the dining room through elegant wooden bi-fold doors, creating an excellent space for both everyday living and entertaining.

There are four well-proportioned bedrooms, including an impressive principal bedroom with a contemporary en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property occupies a generous plot with a substantial block-paved driveway providing ample off-street parking. A particular feature is the large tandem garage with an adjoining workshop area, offering excellent storage, workspace or potential for hobbies. The beautifully maintained rear garden enjoys a high degree of privacy, creating a peaceful and secluded outdoor space for relaxing and entertaining.

Further benefits include gas-fired central heating, owned solar panels, enhancing the property's energy efficiency and helping to reduce running costs.

Combining spacious accommodation, quality finishes and a highly desirable Stamford location, this exceptional bungalow offers a rare opportunity for a range of purchasers. Viewing is highly recommended to fully appreciate the accommodation and setting on offer.

Guide Price £650,000 Freehold

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		
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.

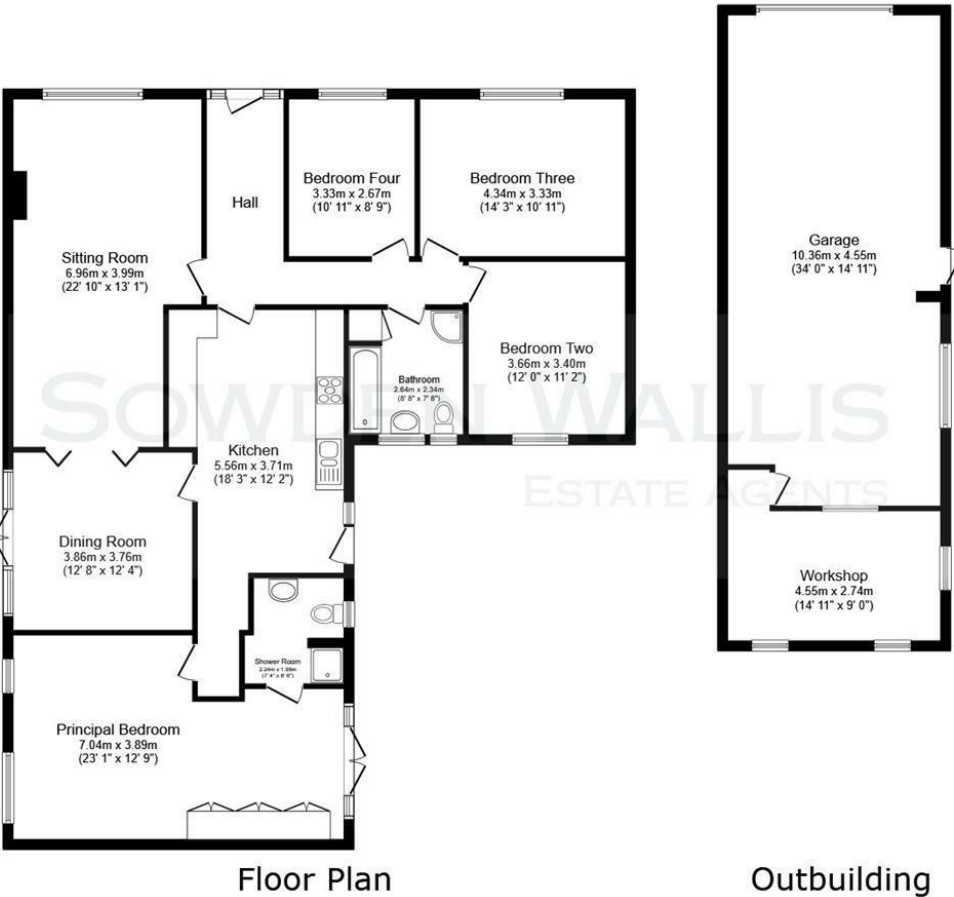
- Extended detached bungalow
 - Spacious sitting room that flows into the dining room
 - Set on a generous corner plot
 - Ample off street parking
 - Patio and lawn garden, hidden garden and low maintenance side garden
- Four bedrooms, Principal bedroom with en-suite
 - Stylish kitchen
 - Gas fired central heating and solar panels
 - Generous tandem garage with workshop
 - Council Tax Band - D, EPC -



ACCOMMODATION:

Entrance Hall 4.22m x 1.85m (13'10 x 6'1)	Bedroom Two 3.66m x 3.40m (12 x 11'2)
Sitting Room 3.99m x 3.30m x 6.96m (13'1 x 10'10 x 22'10)	Bedroom Three 3.33m x 4.34m (10'11 x 14'3)
Dining Room 3.86m x 3.76m (12'8 x 12'4)	Bedroom Four 3.33m x 2.67m (10'11 x 8'9)
Kitchen 5.56m x3.71m max, 3.07m min (18'3 x12'2 max, 10'1 min)	Bathroom 2.34m x 2.64m (7'8 x 8'8)
Principal Bedroom 2.79m x 7.04m x 3.89m (9'2 x 23'1 x 12'9)	Garage 10.36m x 4.55m (34 x 14'11)
En-suite 2.24m x 1.98m (7'4 x 6'6)	Workshop 4.55m x 2.74m (14'11 x 9)

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