

William Cottage Foundry Road, Stamford

£295,000

NEWTON FALLOWELL

William Cottage Foundry Road

Stamford

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £295,000.

William Cottage is a unique and beautifully presented two-bedroom detached bungalow, ideally positioned in a prime location in Stamford, just a five-minute walk from the town centre. The property has been thoughtfully renovated and meticulously maintained by the current owner, offering bright and spacious accommodation throughout. Highlights include a detached double garage, driveway parking, a light and airy living room, a charming conservatory, modern kitchen and bathroom, two generous double bedrooms, and a landscaped south-facing rear garden.

The bungalow is entered via a welcoming porch which leads into a well-decorated entrance hall, featuring attractive parquet flooring. To one side of the property is the spacious living room, which benefits from dual-aspect windows allowing plenty of natural light, along with a striking marble fireplace as a focal point. To the opposite side are two well-proportioned double bedrooms, one of which includes a built-in wardrobe, along with a contemporary three-piece bathroom. Completing the accommodation is the kitchen breakfast room, offering an excellent range of fitted units, and the cosy conservatory which enjoys views over the enclosed rear garden.

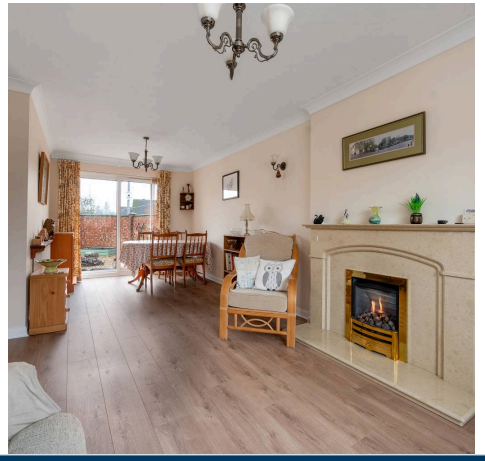
Externally, the front of the property is enclosed by a low brick wall, with gated access leading to an inset footpath and the front door. The front garden is neatly maintained and designed for low maintenance, with gravel and established shrubbery. The south-facing rear garden is fully enclosed and private, featuring a patio seating area, gravelled sections, mature shrubs, and colourful planting. To the rear of the garden there is access to the detached double garage, which has electrics, and a driveway providing off-road parking for two vehicles.

Council Tax band: D

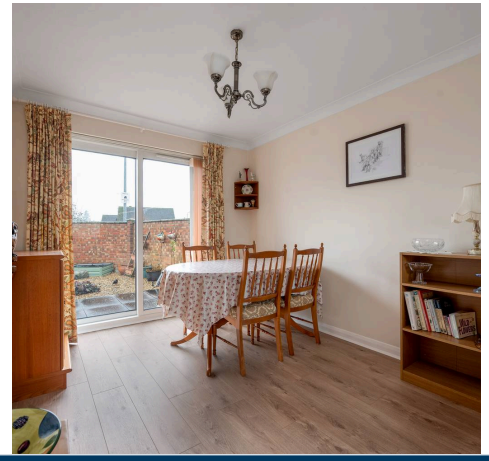
Tenure: Freehold

EPC Energy Efficiency Rating: D















Kitchen
10' 8" x 10' 7" (3.24m x 3.23m)

Lounge
10' 8" x 12' 7" (3.24m x 3.83m)

Dining Room
8' 8" x 8' 11" (2.65m x 2.71m)

Conservatory
7' 5" x 9' 9" (2.27m x 2.96m)

Bedroom one
12' 11" x 10' 7" (3.93m x 3.22m)

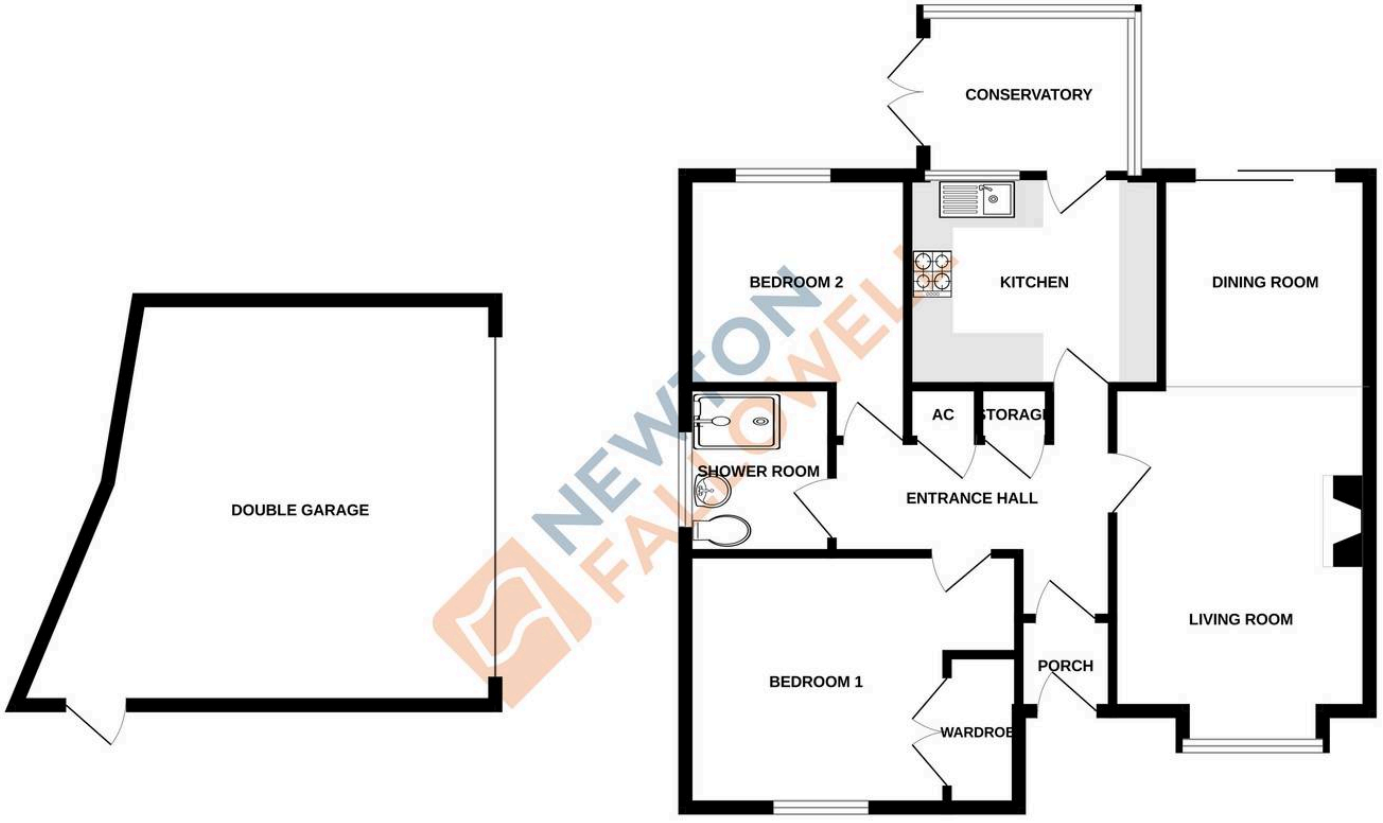
Bedroom two
9' 1" x 8' 11" (2.78m x 2.73m)

Shower room
6' 1" x 6' 10" (1.85m x 2.08m)

Double garage
16' 8" x 18' 11" (5.09m x 5.77m)

GARAGE
285 sq.ft. (26.5 sq.m.) approx.

GROUND FLOOR
753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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