



nest  
ESTATES

**Coalville Cottages,**

Stamford, PE9 1ER

**£375,000**

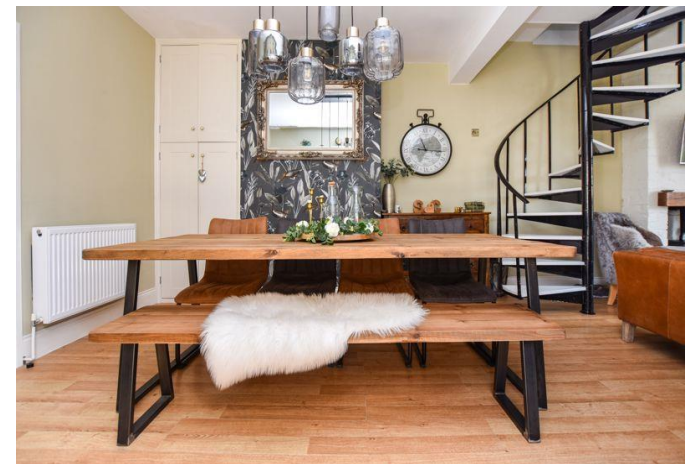


## SUMMARY

- 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.

### **Location...**

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.



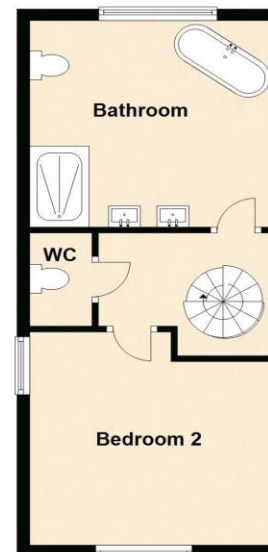
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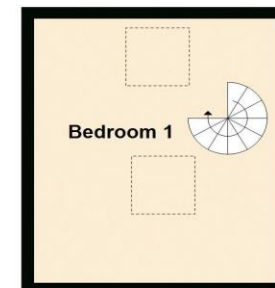
**Ground Floor**  
Approx. 57.1 sq. metres (614.7 sq. feet)



**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)

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