



William Cottage, Stamford

 2 1 2

## Key Features

- Stunning Two Bedroom Detached Bungalow
- Stamford Town Centre Location!
- South Facing Rear Garden
- No Onward Chain
- Double Garage and Off-Road Parking
- Modern Shower Room
- Council Tax Band - D
- EPC Rating D
- Freehold

£425,000





\*No Onward Chain\* 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.



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

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

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

**Conservatory 2.27m x 2.96m (7'5" x 9'8")**

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



**Bedroom Two 2.78m x 2.73m (9'1" x 9'0")**

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

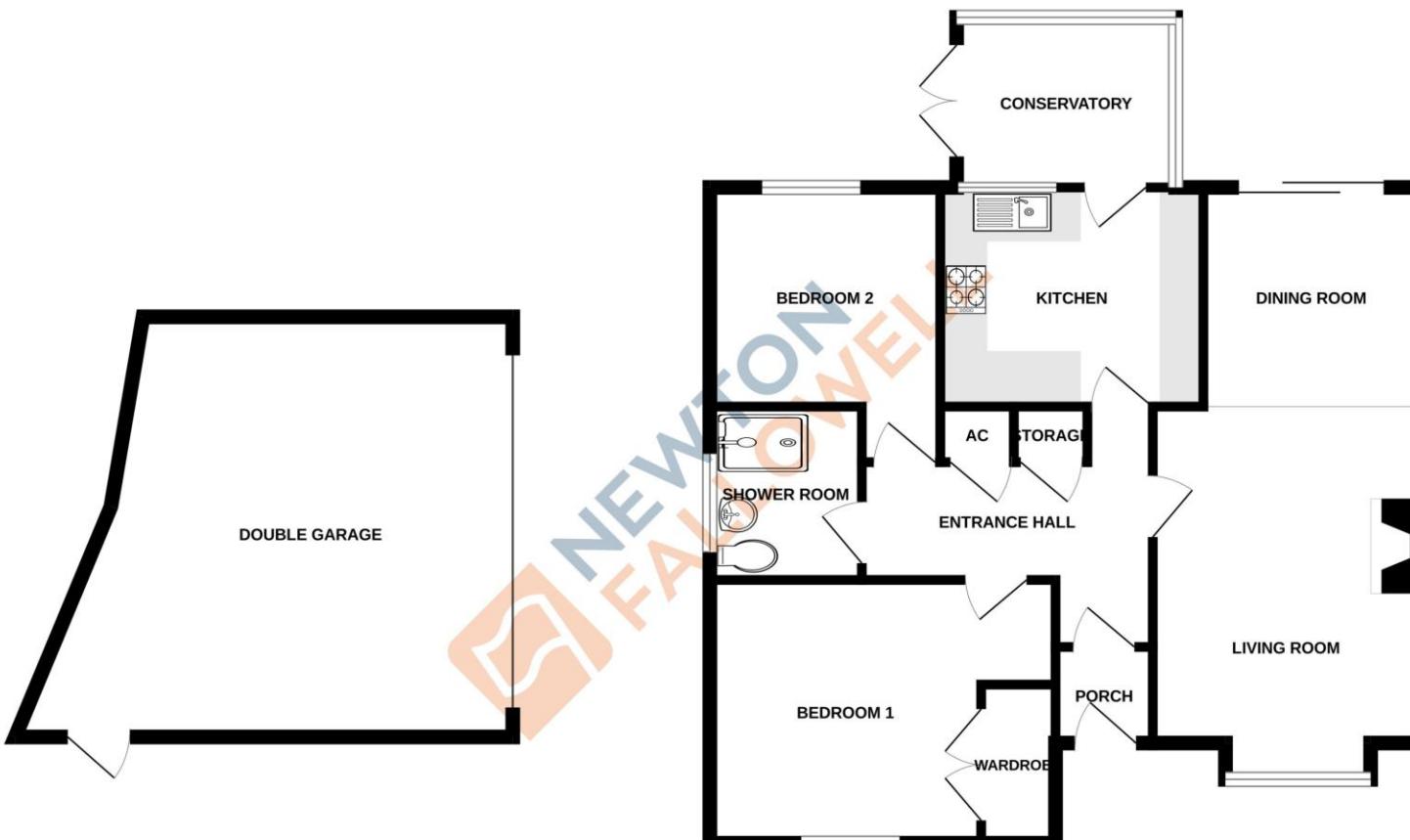
**Double Garage 5.09m x 5.77m (16'8" x 18'11")**



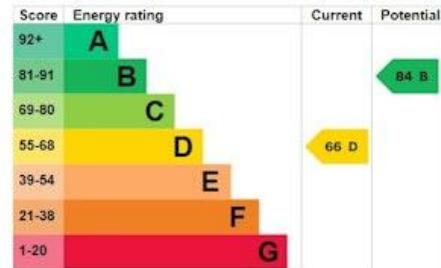


GARAGE  
285 sq.ft. (26.5 sq.m.) approx.

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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**COUNCIL TAX INFORMATION:**  
Local Authority: South Kesteven  
Council Tax Band: D

**AGENTS NOTE:**  
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**  
Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**  
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.