



**2 Cottesmore Road, STAMFORD, Lincolnshire PE9 2SQ**

**£350,000**



**\*\*\* SOUGHT-AFTER CUL-DE-SAC \*\*\*** An extended four bedroom semi-detached family home occupying a generous corner plot, with offers in excess of £350,000 invited. The well proportioned accommodation briefly comprises an entrance hall, spacious lounge opening into a dining area, conservatory, fitted kitchen, utility room/study and an additional reception room. To the first floor are four bedrooms, including a principal bedroom with en-suite, along with a modern family bathroom. Externally, the property benefits from off road parking to the front of the detached garage, gated access to an enclosed garden, and further parking opportunities. This impressive home must be viewed to be fully appreciated. EPC rating C / Council Tax Band C.



UPVC DOUBLE GLAZED DOOR AND WINDOW TO THE FRONT

ENTRANCE HALL

Cupboard, stairs to first floor accommodation, radiator, coving to ceiling, Milton style tiled flooring.

LOUNGE

14' 3" x 12' 5" (4.34m x 3.78m) (Approx) Fireplace with inset log burner, laminate flooring, radiator, coving to ceiling. UPVC double glazed window to the front. Opening to:

DINING ROOM

7' 9" x 7' 5" (2.36m x 2.26m) (Approx) Laminate flooring, coving to ceiling. UPVC sliding doors to conservatory.

CONSERVATORY

Brick and UPVC construction. Tiled flooring, storage heater. UPVC double glazed French doors to garden.

KITCHEN

9' 5" x 8' 0" (2.87m x 2.44m) (Approx) Fitted with a range of eye level and base units with worktop over. Oven and gas hob with extractor fan over. Stainless steel sink and drainer with mixer tap over. Inset spotlights, part tiled, understair pantry. UPVC double glazed window to the rear.

UTILITY / STUDY

12' 0" x 8' 0" (3.66m x 2.44m) (Approx) Fitted with eye level and base units with worktop over. Two radiators, coving to ceiling, space and plumbing for dishwasher, washing machine, dryer and fridge freezer. UPVC double glazed window to the rear and side, UPVC double glazed door to the garden.

RECEPTION

11' 9" x 7' 9" (3.58m x 2.36m) (Approx) Radiator, understair cupboard, wooden flooring, coving to ceiling. UPVC double glazed windows to the side and front.

LANDING

Loft access and coving to ceiling.

BEDROOM ONE

15' 3" x 8' 0" (4.65m x 2.44m) (Approx) UPVC double glazed windows to the front and side. Radiator, coving to ceiling and loft access.

EN-SUITE

Fitted with a three piece suite comprising oversized shower, vanity wash hand basin and WC unit. Chrome heated towel rail, fully tiled, inset spotlights, coving to ceiling. UPVC double glazed window to the rear.

BEDROOM TWO

10' 7" x 10' 3" (3.23m x 3.12m) (Approx) UPVC double glazed window to the rear. Radiator and coving to ceiling.

BEDROOM THREE

10' 5" x 7' 5" (3.17m x 2.26m) (Approx) UPVC double glazed window to the front. Radiator and coving to ceiling.

BEDROOM FOUR

9' 5" x 7' 5" (2.87m x 2.26m) (Approx) UPVC double glazed window to the front. Inset spotlights, radiator and storage cupboard.

BATHROOM

Fitted with a three piece suite comprising 'P' shape bath with shower over, vanity wash hand basin and WC unit. Airing cupboard, inset spotlights, chrome heated towel rail, fully tiled. UPVC double glazed window to the rear.

GARAGE

Up and over door to the front. Light and power connected. UPVC double glazed window to the side and door to the side.

OUTSIDE

Occupying a desirable corner plot, the front garden is predominantly laid to lawn with a pathway leading to the front entrance.

To the rear, the enclosed garden is also laid to lawn and bordered by timber fencing, featuring patio and decking areas ideal for outdoor seating. A pathway provides access to the garage, which benefits from light and power, an electric roller door, and double gated access leading to rear parking.

FLOORPLAN

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

AGENT NOTE

The property benefits from a newly installed boiler and radiators, fitted in July 2025.

