



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD



nest
ESTATES

23 Casterton Road,

Stamford, PE9 2YL

Offers in Excess of £1,000,000

SUMMARY

- Extended Four Bedroom Detached Family Home
- Extensive Open Plan Kitchen / Living / Dining Space
- Utility / Boot Room
- Living Room
- Downstairs WC, Family Bathroom & En Suite
- Large Tiered Garden
- Off Road Parking To Rear
- Short Walk To Town Centre









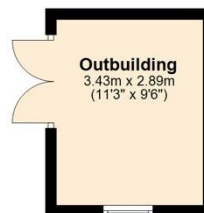




Cherry Trees, an exceptional and beautifully extended four-bedroom detached family home, perfectly positioned just a short stroll from Stamford's vibrant town centre. This impressive residence offers generous living space, modern comforts, complete with multiple off-road parking spaces to the rear and a large, tiered garden ideal for entertaining or family life. The ground floor features a welcoming entrance hall, a stylish downstairs WC, a spacious living room, and a practical utility/boot room. At the heart of the home lies an extensive open-plan kitchen, living, and dining area, bathed in natural light and enhanced by bi-folding doors that seamlessly connect to the patio and garden—creating a perfect indoor-outdoor flow. Upstairs, you'll find four generously sized bedrooms, including a luxurious master suite with its own en suite bathroom, along with a contemporary family bathroom. This stunning home blends space, style, and location—offering the perfect setting for modern family living.

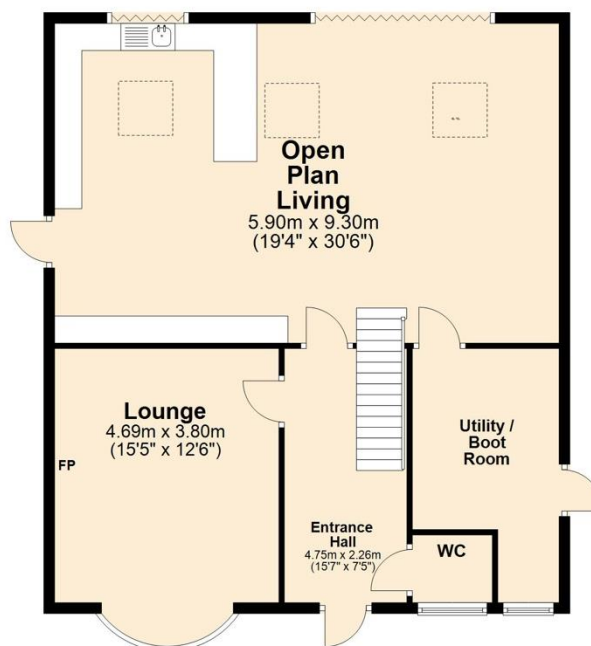
The historic market town of Stamford with many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between 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.

Ground Floor
Approx. 108.5 sq. metres (1168.2 sq. feet)

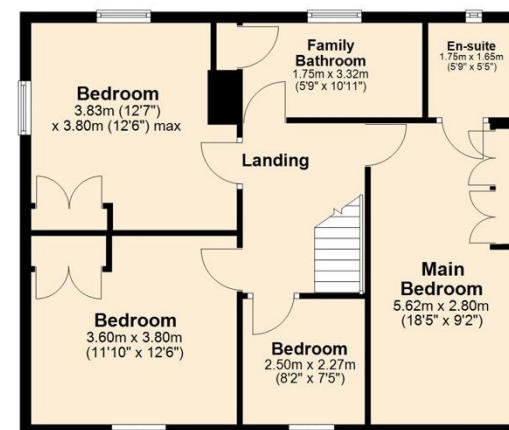


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First Floor
Approx. 68.1 sq. metres (733.5 sq. feet)



Total area: approx. 176.7 sq. metres (1901.7 sq. feet)