



The Green Little Casterton, Little Casterton, Stamford, PE9  
4BE

 **NEWTON FALLOWELL**

3 2 2

## Key Features

- Detached bungalow
- Aprox 0.25 acre plot
- Great potential for further development (subject to planning and vision)
- Three well balanced bedrooms
- Extended annex with kitchenette and wet room
- Detached double garage
- EPC Rating E
- Freehold

Guide price £495,000 - £525,000





**\*\*NO ONWARD CHAIN\*\*** Spacious three/four bedroom detached bungalow, situated on a generous plot of approx. 0.25 acres in the charming village of Little Casterton. The bungalow has great potential for further development (subject to planning and vision). Also benefitting from a large living room, well-appointed kitchen, two bathrooms, three well balanced bedrooms, annex/fourth, ample off road parking and a double garage.

On entering the bungalow, you are greeted via a spacious entrance hall which offers great flow around the property, connecting the living room, kitchen, all three bedrooms, family bathroom and the rear hallway. The living room is flooded with natural light, has ample living space and a feature fireplace. The kitchen has an array of units and integrated appliances. All three bedrooms are well proportioned, with bedroom one having built in wardrobes. Completing this side of the bungalow is the three piece family bathroom, partly tiled. The extended part of the bungalow is a rear hallway connecting the annex which offers a versatile living space with a kitchenet and three piece wet room.



Outside to the front double gates open to a generous driveway offering ample off road parking and access to the detached double garage. The front garden has been well maintained and wraps around the bungalow with mainly lawn and mature borders. The rear garden is just as generous mainly lawn with mature borders.



Entrance hall 5.74m x 5.24m (18'10" x 17'2")

Living room 5.43m x 3.59m (17'10" x 11'10")

Kitchen 3.63m x 3.52m (11'11" x 11'6")

Bedroom one 4.38m x 3.61m (14'5" x 11'10")

Bathroom 2.72m x 2.55m (8'11" x 8'5")



Bedroom two 3.61m x 3.06m (11'10" x 10'0")

Bedroom three 3.61m x 2.28m (11'10" x 7'6")

Rear hall 2.87m x 2.04m (9'5" x 6'8")

Annex 0.00m x 0.00m (0'0" x 0'0")



Living room 5.43m x 3.72m (17'10" x 12'2")

Kitchen 2.39m x 1.81m (7'10" x 5'11")

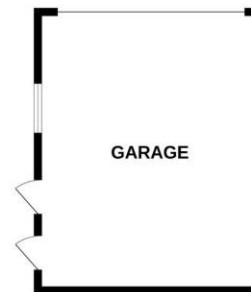
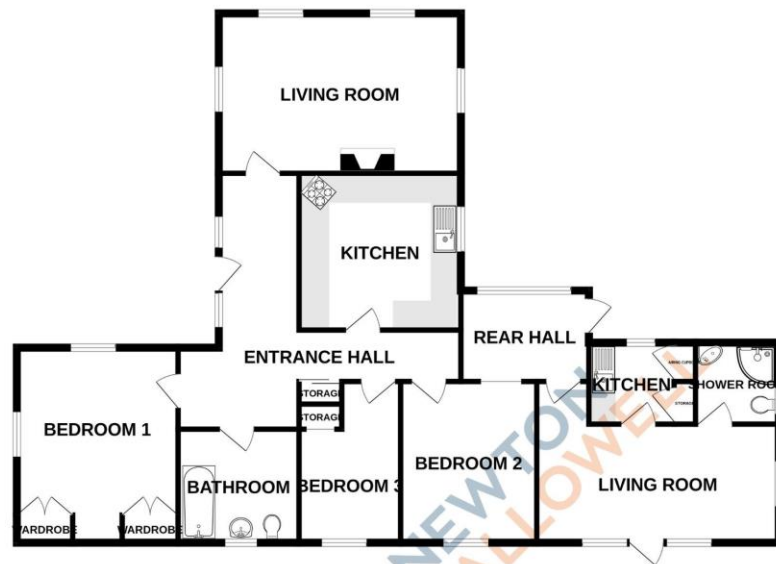
Shower room 1.85m x 1.56m (6'1" x 5'1")

Garage 6.24m x 5.02m (20'6" x 16'6")





GROUND FLOOR  
1618 sq.ft. (150.3 sq.m.) approx.



TOTAL FLOOR AREA: 1618 sq.ft. (150.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
Council Tax Band: E

**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.