



193 Casterton Road, Stamford, PE9 2YA

 **NEWTON FALLOWELL**

3 1 3

Key Features

- Extended Detached Family Home
- Three Generous Bedrooms
- Large Living Room & Dining Room
- Extended Kitchen Breakfast Room
- Further Family/Garden Room
- Private Rear Garden
- Ample Parking for Several Vehicles
- Detached Garage
- EPC Rating pending
- Freehold

£415,000





Offered to the market with NO ONWARD CHAIN and set in one of Stamford's most highly regarded locations overlooking an open green space is this well appointed and extended THREE BEDROOM detached family home boasting, three reception areas, an extended kitchen breakfast room, private rear garden, ample parking for several vehicles and a detached single garage.

The property is set on the upper edge of Stamford set back from the main Casterton Road at the end of a private cul-de-sac, which overlooks an open green space. On entering the home, you'll be greeted by the hallway with stairs to the first floor, a useful ground floor WC and door to the generous living room. Here there is a large window overlooking the front garden and green beyond, a central fireplace and open arch leading to the dining area where there is ample space for a table & 6 chairs. From here meets an extended area to the property providing a further seating area/garden room which leads out to the rear garden. The kitchen has also been extended and fitted with a range of units, surface areas and a breakfast bar. To the first floor there are three well appointed bedrooms and a white 3-piece family bathroom.

Outside the property, there is a mainly laid to lawn front garden with inset shrubs and to one side a block paved driveway provides ample parking for several vehicles, leading down one side of the property to a single garage and gated access to the rear garden. The garage is accessed via an up an over door with power and light connected and personnel door to the garden. The rear garden enjoys a south westerly aspect and a high degree of privacy from the mature borders. There are two paved terrace seating areas and an expanse of lawn.



Entrance hall 2.07m x 1.76m (6'10" x 5'10")

WC 1.73m x 0.78m (5'8" x 2'7")

Living room 5.12m x 4.22m (16'10" x 13'10")

Dining room 2.70m x 2.32m (8'11" x 7'7")

Garden room 3.49m x 2.77m (11'6" x 9'1")

Kitchen breakfast room 4.40m x 3.20m (14'5" x 10'6")

Landing 2.22m x 1.71m (7'4" x 5'7")

Bedroom one 3.86m x 3.31m (12'8" x 10'11")

Bedroom two 3.32m x 2.65m (10'11" x 8'8")

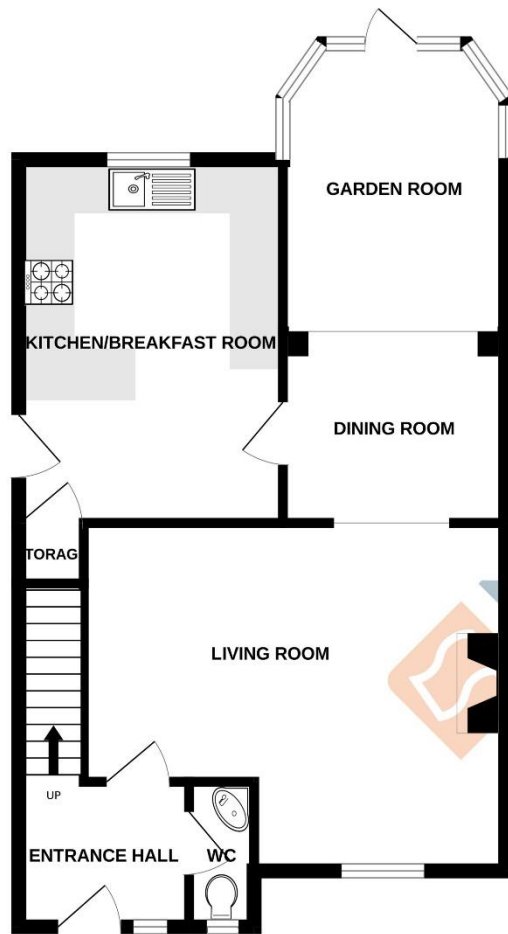
Bedroom three 2.40m x 2.38m (7'11" x 7'10")

Bathroom 2.37m x 2.09m (7'10" x 6'11")

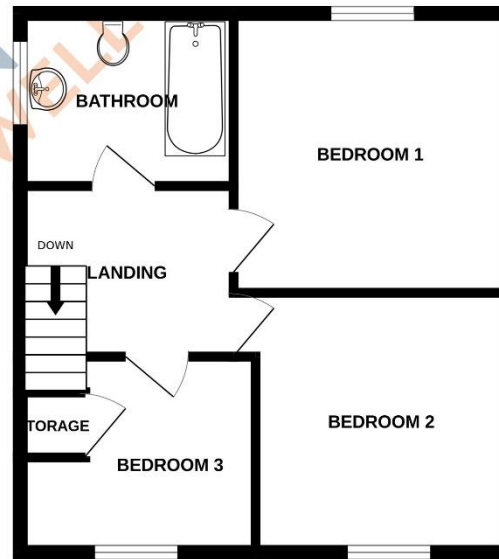
Garage 7.19m x 2.51m (23'7" x 8'2")



GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 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.
Made with Metropix ©2024

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
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.