



6 Ermine Rise, Great Casterton, Stamford, PE9 4AJ

 **NEWTON FALLOWELL**

4 2 2

## Key Features

- Detached family home
- Four well balanced bedrooms
- Stunning field views
- Quiet cul de sac location
- Newly fitted modern kitchen
- Spacious living room
- Versatile dining room/family room
- Three piece bathroom and ensuite to bedroom one
- EPC Rating D
- Freehold

£425,000





Beautifully presented four bedroom detached family home situated at the end of a quiet cul de sac with lovely field views. The property boasts two spacious reception rooms, a newly fitted modern kitchen, four well balanced bedrooms, three piece bathroom, single garage and ample off road parking. NO CHAIN!

The property is arranged over two floors, entering via the spacious entrance hall with stairs leading to the first floor, a large storage cupboard underneath and downstairs cloakroom. To one side of the property is the modern kitchen featuring a wealth of units (which has recently been fitted), plus a versatile dining room/family room. Completing downstairs is the spacious living room with space for a dining table and chairs and french doors opening out to the rear garden. To the first floor, the landing connects four well balanced bedrooms, with bedroom one enjoying it's own three piece ensuite, and a family bathroom.

Outside to the front is a driveway providing ample off road parking which leads to the single garage, accompanied by a gravelled area with shrubbery borders. The rear garden can be accessed by a gate at the side of the property and this is fully enclosed with a patio seating area, lawn and stunning field views.



Entrance hall 6.50m x 1.98m (21'4" x 6'6")

Cloakroom 1.83m x 0.76m (6'0" x 2'6")

Lounge 6.50m x 3.61m (21'4" x 11'10")

Kitchen 2.87m x 2.59m (9'5" x 8'6")

Dining room/Family room 3.45m x 2.59m (11'4" x 8'6")

Landing 4.50m x 3.07m (14'10" x 10'1")

Bedroom one 3.66m x 2.57m (12'0" x 8'5")

Bedroom two 3.43m x 2.64m (11'4" x 8'8")

Bedroom three 3.66m x 2.77m (12'0" x 9'1")

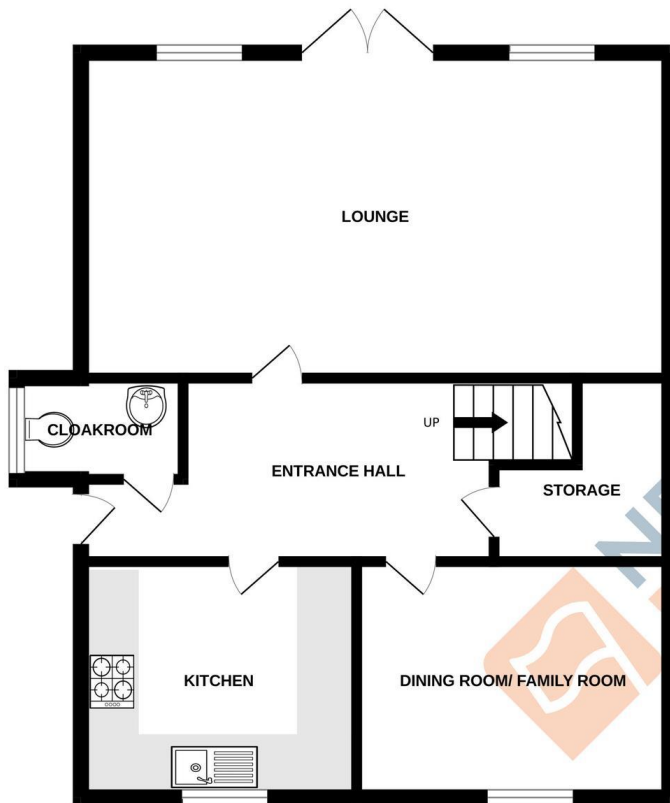
Bedroom four 3.00m x 2.13m (9'10" x 7'0")

Bathroom 3.56m x 1.88m (11'8" x 6'2")

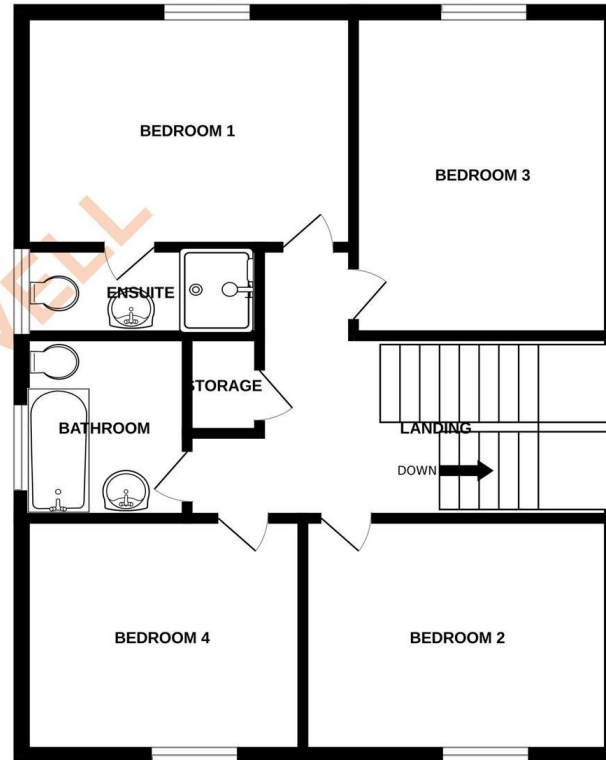
Garage 6.71m x 2.74m (22'0" x 9'0")



GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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: Rutland county 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.