



26a Little Casterton Road, Stamford, PE9 1BE

 **NEWTON FALLOWELL**

5 3 3

## Key Features

- Substantial stone built detached home
- Ample off road parking
- Single garage
- Open plan kitchen diner
- Two further spacious reception rooms
- Three bathrooms and downstairs cloakroom
- Four double bedrooms and a further single bedroom
- South west facing private garden
- EPC Rating C
- Freehold

Guide Price £700,000 - £725,000





Substantial stone built detached property situated in a prime location of Stamford, only a short walk to the town centre. The property benefits from two spacious reception rooms, large open plan kitchen diner, three bathrooms, downstairs cloakroom, four double bedrooms, a further single bedroom, private southwest facing garden, ample off road parking to the front and a single garage to the side.

The property is arranged over three floors, entering via the spacious entrance hall which offers great flow downstairs by connecting the living room, kitchen diner, cloakroom, and the family room. The large open plan kitchen diner has an array of units, integrated appliances, and ample living space. The light and airy living room has a lovely feature fireplace and access onto the rear garden. Completing downstairs is a two piece cloakroom and a versatile family room or dining room. To the first floor, the landing connects three well balanced double bedrooms, a further single bedroom, and the family three piece bathroom. Bedroom two on this floor enjoys its own three piece en suite shower room. To the second and final floor is bedroom one which has stunning views over Stamford, its own dressing area with double built in wardrobes and a three piece en suite shower room.



Outside to the front is a large, gravelled driveway offering off road parking for up to six cars accompanied by mature borders and a lovely porch. Gated access to the side of the property leads into the private rear garden with landscaped patio seating area with lawn and mature borders. To the rear of the garden there is access internally to the single garage which is located around the side of the property and also has a driveway in front of it for one vehicle.



Entrance hall 7.73m x 2.09m (25'5" x 6'11")

Cloakroom 2.34m x 1.24m (7'8" x 4'1")

Kitchen diner/ Family room 8.43m x 3.55m (27'7" x 11'6")

Dining room 3.24m x 2.77m (10'7" x 9'1")

Living room 4.97m x 3.39m (16'4" x 11'1")

Landing 5.20m x 2.00m (17'1" x 6'7")

Bedroom two 3.73m x 3.41m (12'2" x 11'2")

Ensuite 2.45m x 1.60m (8'0" x 5'2")

Bedroom three 4.20m x 2.64m (13'10" x 8'8")

Bedroom four 3.44m x 2.64m (11'4" x 8'8")

Bedroom five 3.41m x 2.19m (11'2" x 7'2")

Bathroom 2.42m x 2.20m (7'11" x 7'2")

Second landing 2.01m x 1.02m (6'7" x 3'4")

Bedroom one 5.04m x 3.46m (16'6" x 11'5")

Dressing room 4.90m x 1.94m (16'1" x 6'5")

Ensuite 2.66m x 2.38m (8'8" x 7'10")

Garage 5.15m x 2.84m (16'11" x 9'4")

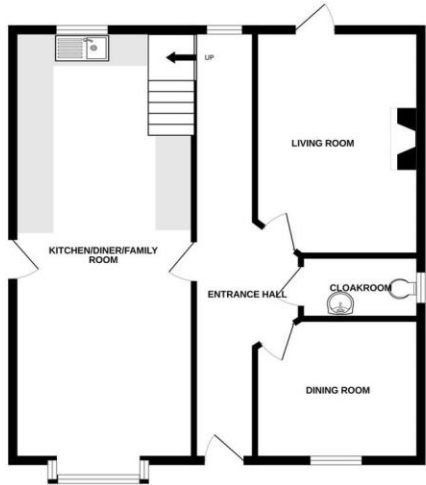
### Agent Note

Part exchange property with new build company.





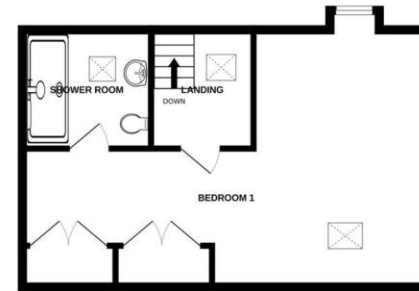
GROUND FLOOR  
725 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



2ND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1816 sq.ft. (168.7 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	76	85
(55-68)	D		
(39-54)	E		
(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: South Kesteven District Council  
Council Tax Band: F

**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.