



6 College Close, Great Casterton, Stamford, PE9 4AW

 **NEWTON FALLOWELL**

4 2 3

Key Features

- Outstanding Family Home
- Four Double Bedrooms (scope for five)
- Extended Living Accomodation
- Three Reception Rooms
- Modern Fitted Kitchen Breakfast Room
- Integral Double Garage
- Driveway Parking for 3-4 Cars
- Generous Mature Rear Garden
- EPC Rating D
- Freehold

£595,000





Offered to the market with NO ONWARD CHAIN is this substantial mature FOUR (potential for five) BEDROOM detached family home set in the quiet cul-de-sac within Great Casterton. The home has been extended to the rear providing an oversized dining room and a further glass roofed garden room in addition to the original layout offering, an entrance porch, hallway, ground floor WC, living room, dining room, a modern fitted kitchen breakfast room with utility, four well proportioned bedrooms and a storeroom/potential fifth bedroom (STNP). There is a large mature garden to the rear, a substantial driveway and an integral double garage.

The home is entered via the storm porch, a useful space for the removal of coats and shoes prior to meeting the main hallway. From here the stairs lead to the first floor, there are doors to most rooms including the ground floor WC and an integral door to the garage. The living room is of a generous size running the full depth of the property, has a central fireplace and double doors leading into the garden room, which offers a peaceful space to enjoy views over the garden. The dining room, having been extended could accommodate a 10-12 seater table & chairs and also provides a home office space. The kitchen has been fitted with sleek modern units and complimentary surface areas and integrated appliances. There is ample space for a breakfast table and a separate utility room with further storage. A side door leads to the side porch/hall with secure access to the front and a door to the rear garden. To the first floor, the galleried landing leads on to four bedrooms, all with fitted wardrobes and the main bedroom being fitted with a vanity dressing table. There is a family bathroom boasting a 4 piece suite with separate shower and bath, and a useful storeroom which with the addition of a dormer window, could create a fifth bedroom.

Outside the property there are beautiful gardens having been planted and well maintained for many years. The front offers a large driveway with parking for several vehicles leading to the integral garage. There are mature borders and an expanse of lawn which could be changed to provide further parking. There is access to the rear of the property to one side and a secure bin store to the other meeting the side hall. The rear garden has been arranged in to three areas, the first being an inset patio terrace meeting the rear of the home, which leads on to an expanse of lawn with inset shrubs, trees and flowers. Continuing to the lower garden you'll discover the cultivator's heaven with a vegetable plot, timer shed and greenhouse.

Porch 2.26m x 1.15m (7'5" x 3'10")

Entrance hall 4.69m x 2.54m (15'5" x 8'4")

WC 2.71m x 1.18m (8'11" x 3'11")

Living room 6.05m x 3.62m (19'10" x 11'11")

Garden room 3.38m x 1.87m (11'1" x 6'1")

Dining room 5.51m x 3.01m (18'1" x 9'11")

Kitchen breakfast room 4.37m x 2.72m (14'4" x 8'11")

Utility room 2.70m x 1.88m (8'11" x 6'2")

Side hall 2.54m x 1.19m (8'4" x 3'11")

Landing 5.01m x 2.55m (16'5" x 8'5")

Bedroom one 3.65m x 3.40m (12'0" x 11'2")

Bedroom two 3.39m x 3.65m (11'1" x 12'0")

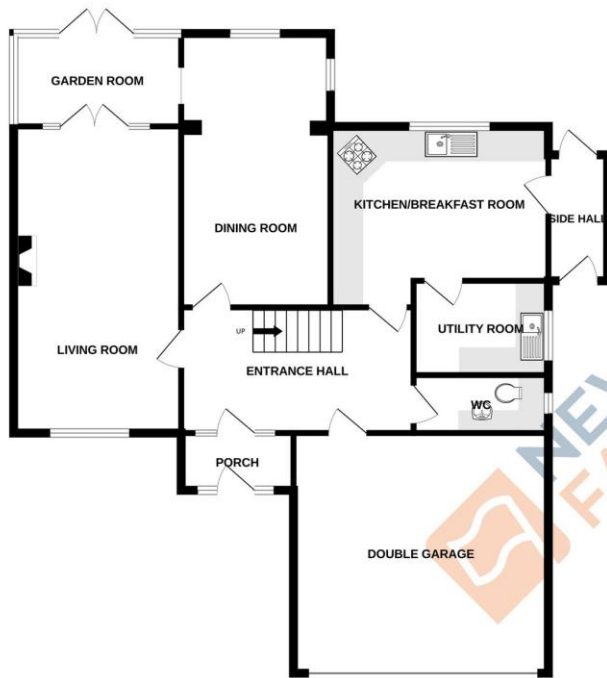
Bedroom three 3.40m x 3.16m (11'2" x 10'5")

Bedroom four 2.95m x 2.55m (9'8" x 8'5")

Bathroom 2.56m x 2.54m (8'5" x 8'4")

Store room / Office 4.83m x 1.90m (15'10" x 6'2")

GROUND FLOOR
1166 sq.ft. (108.3 sq.m.) approx.



1ST FLOOR
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA: 1981 sq.ft. (184.0 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+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 79 |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & 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.