



123 Casterton Road, Stamford, PE9 2UG

 **NEWTON FALLOWELL**





## Key Features

- Popular Stamford location
- Near local schooling and Stamford College
- 2 double bedrooms + 1 single bedroom with storage
- Downstairs WC
- Separate kitchen and dining rooms
- Amazing potential to modernise
- Private rear garden with patio area
- Driveway + garage
- EPC Rating E
- Freehold

£379,950





\*\*\*NEW TO MARKET - POPULAR STAMFORD LOCATION\*\*\*

Newton Fallowell brings to the market this three bedroom link-detached property within walking distance of Stamford Town Centre and close to local schooling and Stamford College, offering fantastic potential to make a perfect family home.

Downstairs you have a convenient downstairs WC, understairs storage, living room with period feature fireplace then flowing into the separate spacious dining room with sliding doors leading into the private rear garden. The kitchen is connected via the hallway and dining room with side access to the driveway and garage. It offers a sizeable amount of cupboard storage with integrated oven, gas hob with extractor and plumbing for white goods completing the downstairs.

Upstairs you have the three-piece family bathroom with mirrored cabinets, bath, toilet and sink units, two double bedrooms, the master including bespoke built in wardrobes and a single bedroom without additional over-stairs storage cupboard completes the upstairs and internal portion of the property.

Outside you have the paved driveway leading to the single garage and private rear garden with patio area, two storage sheds and mature trees and shrubs

surrounding the perimeter completes the outside area.

Entrance hall 4.36m x 0.91m (14'4" x 3'0")

WC 1.43m x 0.8m (4'8" x 2'7")

Living room 4.34m x 3.72m (14'2" x 12'2")

Dining room 3.03m x 6.17m (9'11" x 20'2")

Kitchen 6.16m x 2.51m (20'2" x 8'2")

Landing 1.96m x 2.54m (6'5" x 8'4")

Bedroom one 3.75m x 3.75m (12'4" x 12'4")

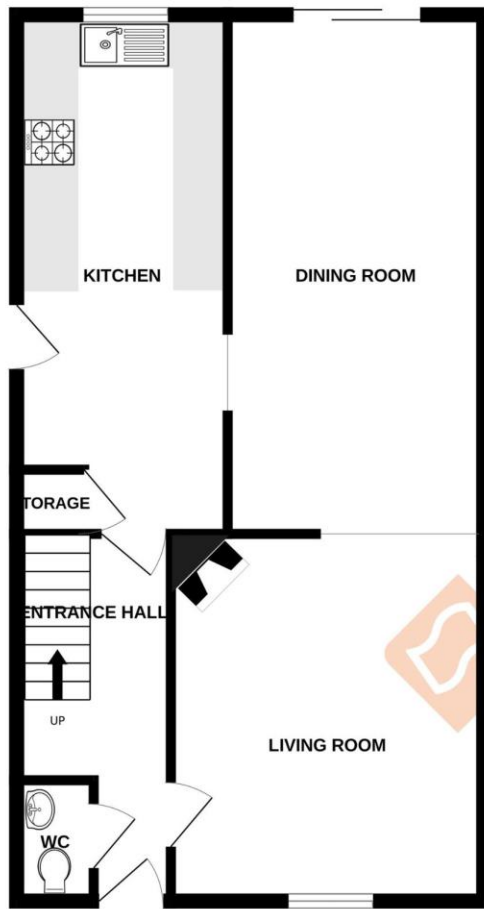
Bedroom two 3.3m x 3.45m (10'10" x 11'4")

Bedroom three 2.41m x 2.28m (7'11" x 7'6")

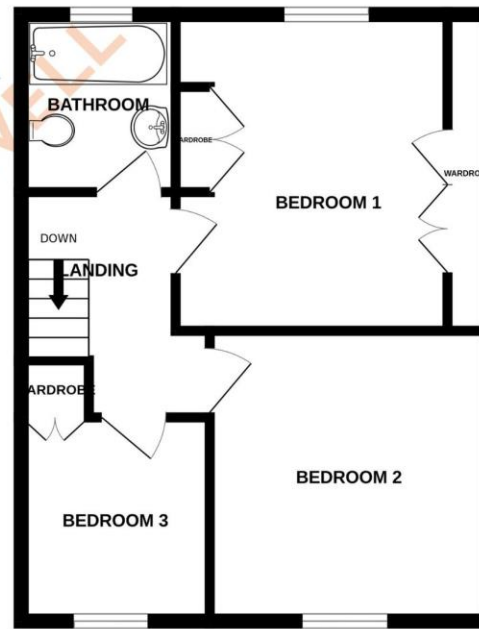
Bathroom 1.78m x 2.11m (5'10" x 6'11")



GROUND FLOOR  
624 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 52 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**COUNCIL TAX INFORMATION:**

Local Authority: South Kesteven District Council  
Council Tax Band: C

**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.