



14 Little Casterton Road, Stamford, PE9 1BE

 **NEWTON FALLOWELL**

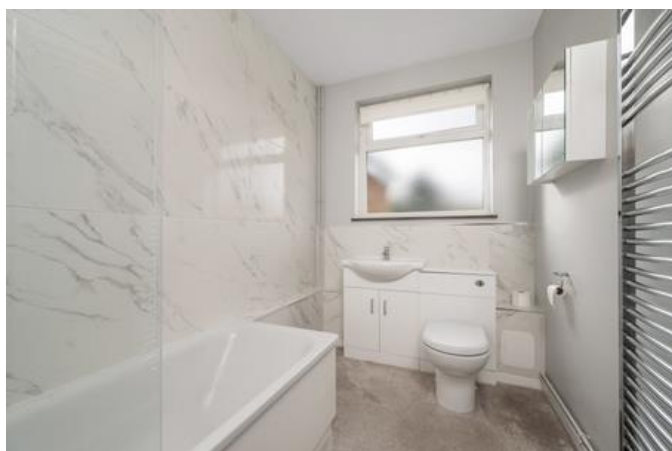
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Key Features

- Semi detached 3 bedroom bungalow
- Close proximity to Stamford town centre
- Kitchen diner with a wealth of units
- Two well proportioned bedrooms and a third bedroom/office
- Modern three piece bathroom
- Light and airy sunroom
- Generous rear garden
- Garage & driveway providing off road parking
- No Onward Chain
- EPC Rating D
- Freehold

£330,000





A semi-detached 3-bedroom bungalow ideally located in a sought-after area of Stamford, within close proximity to local amenities and within walking distance to the town centre. The property offers a bright and spacious living room, a well-equipped kitchen/diner, two generously sized bedrooms, a third room which can be used as an office or additional bedroom, a contemporary three-piece bathroom, a versatile garden room, and a garage with driveway providing off-road parking.

Upon entering the bungalow, you are welcomed by a hallway with a convenient storage cupboard, with doors leading to the living room and a versatile bedroom, perfect for use as a home office. The living room is light and airy, featuring a large double-glazed window that overlooks the front garden. A door from the living room leads into the kitchen/diner, which is equipped with an abundance of units and offers ample space for a dining table, washing machine, dishwasher, and fridge/freezer. Continuing through, the spacious garden room benefits from large windows, allowing an abundance of natural light to flood the space.

An inner hallway provides access to two well-proportioned bedrooms, with built-in wardrobes in the master bedroom, as well as a modern, three-piece bathroom.

Externally, the property is accessed via gates leading to a gravel driveway offering off-road parking which continues to the side of the property meeting the garage and the rear garden. The remaining frontage is mainly laid to lawn and enclosed by low level brick walling. The generous rear garden is primarily laid to lawn with established shrub borders, and provides pedestrian access to the garage.

Entrance hall 2.41m x 1.84m (7'11" x 6'0")

Office / Bedroom three 2.42m x 2.41m (7'11" x 7'11")

Lounge 3.79m x 3.48m (12'5" x 11'5")

Kitchen Diner 5.51m x 2.78m (18'1" x 9'1")

Garden Room 4.5m x 2.2m (14'10" x 7'2")

Inner hall 0.82m x 0.84m (2'8" x 2'10")

Bedroom one 3.49m x 2.86m (11'6" x 9'5")

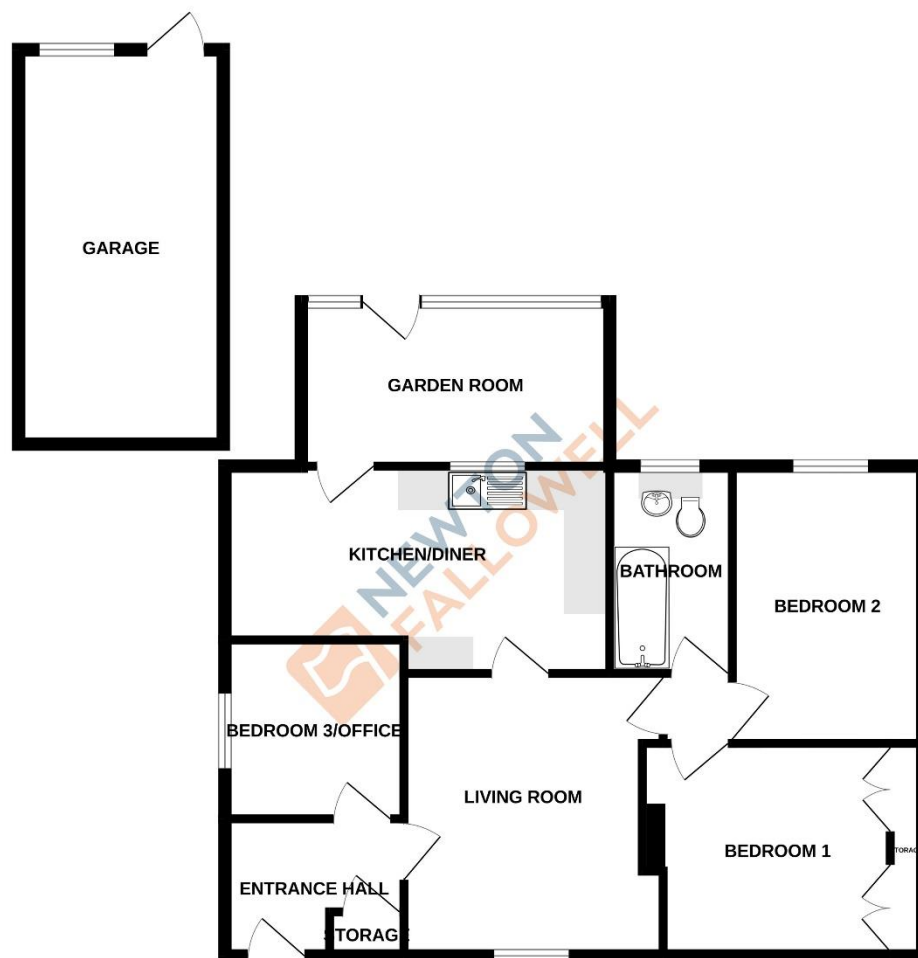
Bedroom two 3.72m x 2.56m (12'2" x 8'5")

Bathroom 2.77m x 1.79m (9'1" x 5'11")

Garage 2.75m x 5.3m (9'0" x 17'5")



GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

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

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.