



Casterton Road, Stamford

 **NEWTON FALLOWELL**

 3  1  2

Key Features

- Fully Modernised Three Bedroom Family Home
- Highly Sought After Location within Close Proximity to Schools and Amenities
- Ample Off Road Parking and Single Garage
- Open Plan Kitchen Dining Space
- Private Landscaped Rear Garden
- No Onward Chain
- Council Tax Band - D
- EPC Rating E
- Freehold

£425,000





No Onward Chain Tucked away in a sought-after cul-de-sac, this fully modernised three-bedroom home has been beautifully updated throughout and is ready to move straight into. Boasting an impressive open-plan kitchen/dining extension, three well-proportioned bedrooms, a recently landscaped south-facing garden, ample driveway parking, and a single garage - this property has it all.

On arrival, a spacious entrance hall welcomes you, giving access to the ground floor reception rooms, a convenient downstairs cloakroom, and stairs to the first floor. To the front, the bright and airy living room enjoys pleasant green views and has been tastefully redecorated with new carpeting. A stylish bioethanol fireplace adds a contemporary focal point.

The heart of this home is the open-plan kitchen and dining space to the rear. The kitchen is fully fitted with quality integrated appliances, complemented by solid oak worktops. A large adjoining reception area makes the perfect dining or entertaining space, with patio doors opening directly onto the garden.

Practical updates include a new boiler (installed less than a year ago) and a recently upgraded consumer unit, giving peace of mind to prospective buyers.

Upstairs, the property offers three generous bedrooms, with the two front rooms enjoying lovely open green views. A modern three-piece family bathroom completes the first floor.

Externally, the property impresses further. To the front, a gravelled driveway provides excellent off-road parking and leads to a detached single garage, with side access through to the garden. The private, south-facing rear garden has been thoughtfully landscaped, offering multiple seating areas, a lawn, and plenty of space for family life or entertaining.





Entrance Hall 1.76m x 1.93m (5'10" x 6'4")

Kitchen 6.07m x 2.35m (19'11" x 7'8")

Dining Room 3.55m x 3.63m (11'7" x 11'11")

Living Room 4.18m x 4.22m (13'8" x 13'10")

WC 0.86m x 1.72m (2'10" x 5'7")



Landing 2.44m x 1.69m (8'0" x 5'6")

Bedroom One 3.85m x 3.44m (12'7" x 11'4")

Bedroom Two 3.34m x 2.65m (11'0" x 8'8")

Bedroom Three 3.33m x 2.45m (10'11" x 8'0")

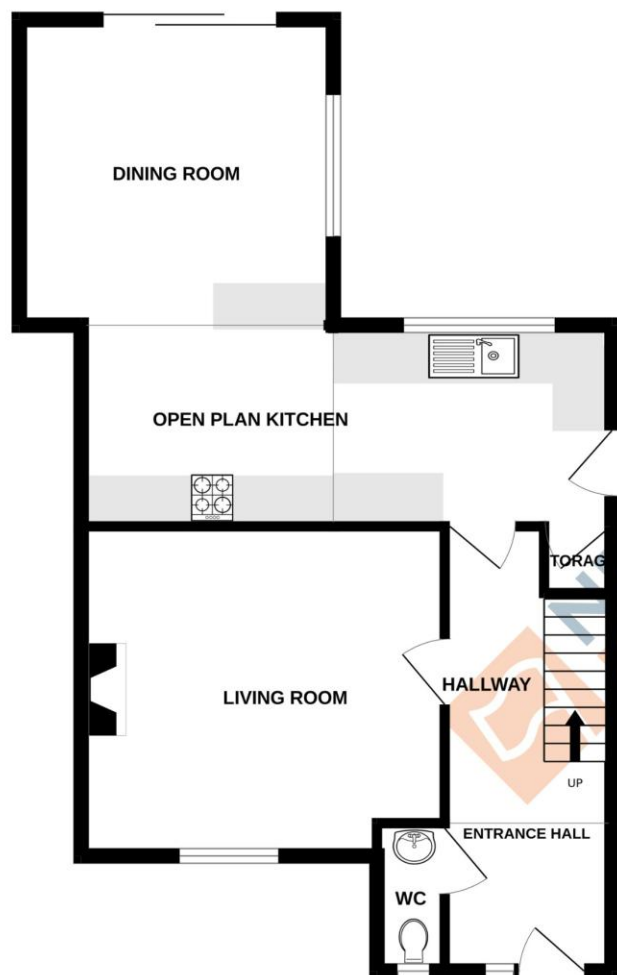
Family Bathroom 2.53m x 2.1m (8'4" x 6'11")

Single Garage 2.74m x 5.32m (9'0" x 17'6")

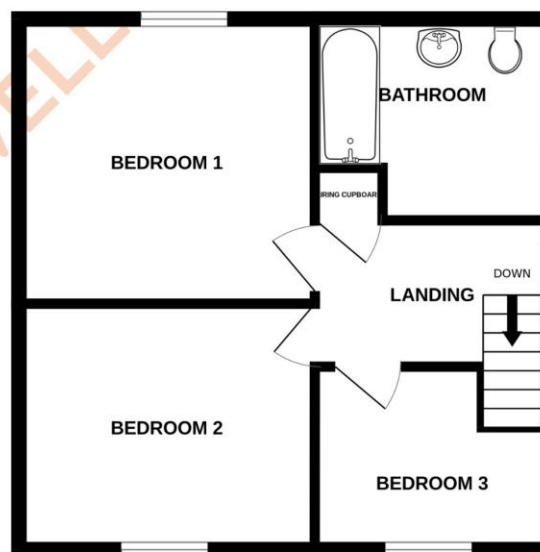




GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
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.