



Little Casterton Road
PE9 1BE

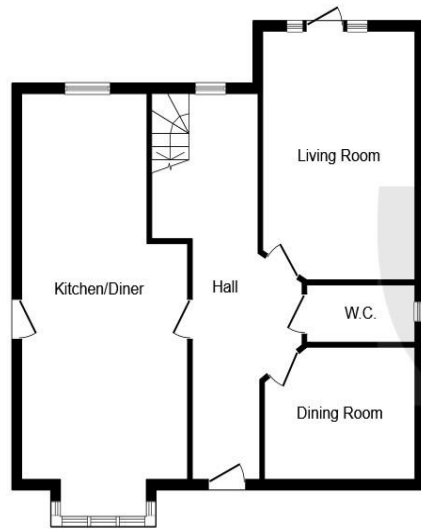


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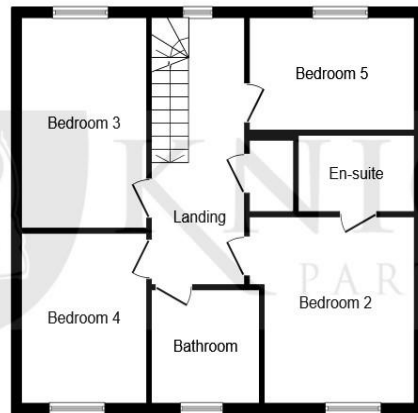
Welcome to
Little Casterton Road

Guide Price £700,000 - £725,000 A modern stone built town house located just outside Stamford town centre offering spacious and bright family accommodation over three floors, convenient to local amenities and within catchment for both 'Good' Primary and Secondary Schools.

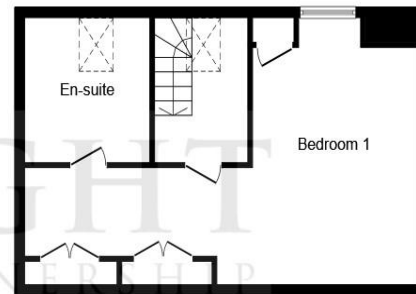




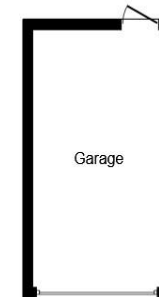
Ground Floor



First Floor



Second Floor



Garage

Entrance Hall

Lounge

11' 1" x 16' 3" (3.38m x 4.95m)

Dining Room

10' 7" x 9' 1" (3.23m x 2.77m)

Kitchen Breakfast Room

11' 7" x 25' 3" not including bay (3.53m x 7.70m not including bay)

Cloakroom

Stairs & 1st Floor Landing

Bedroom Two

12' 3" x 10' 8" (3.73m x 3.25m)

En-suite

Bedroom Three

8' 8" x 13' 9" (2.64m x 4.19m)

Bedroom Four

8' 8" x 11' 3" (2.64m x 3.43m)

Bedroom Five

11' 2" x 7' 1" (3.40m x 2.16m)

Family Bathroom

Stairs & Landing To 2nd Floor

Principal Bedroom

16' 6" x 11' 4" (5.03m x 3.45m)

Dressing Area

En-suite Shower Room

7' 9" x 3' 8" (2.36m x 1.12m)

Gravelled Forecourt

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Little Casterton Road

- Bay Fronted Detached Modern Stone Build
- Five Bedrooms, Three Bathrooms
- Kitchen Breakfast Room
- Lounge & Separate Dining Room
- Principal Bedroom with Dressing Area & En-suite

Tenure: Freehold EPC Rating: C

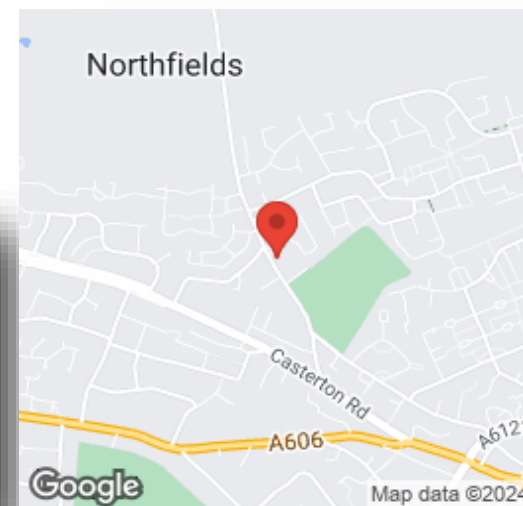
guide price

£700,000

A beautifully kept and well-presented family home offering three storey accommodation comprising; Entrance hall with doors off to dining room to the front, lounge with inset gas fire and glazed door onto the garden to the rear and also from the entrance hall the kitchen breakfast room with integrated appliances including double oven and hob, fridge freezer, dishwasher and washing machine and configured by the existing owners to incorporate a seating area, there is in addition a glazed door to the side of the property. There is also a cloakroom completing the ground floor.

The first floor offers four bedrooms, the largest of which comes complete with en-suite shower room, the second floor is dedicated to the principal bedroom, dressing area with built in wardrobes and spacious en-suite shower room.

Outside the property is set behind a gravelled forecourt with flower borders, there is gated access to the side leading through to the enclosed southerly aspect rear garden, mainly laid to lawn with established borders. From the rear garden is a personnel door to the single garage with electric up and over door, the driveway leading to the garage is accessed from Roman Mill Gardens just off Little Casterton Road.



Please note the marker reflects the postcode not the actual property

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Property Ref:
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