



Casterton Road  
Stamford PE9 2YL

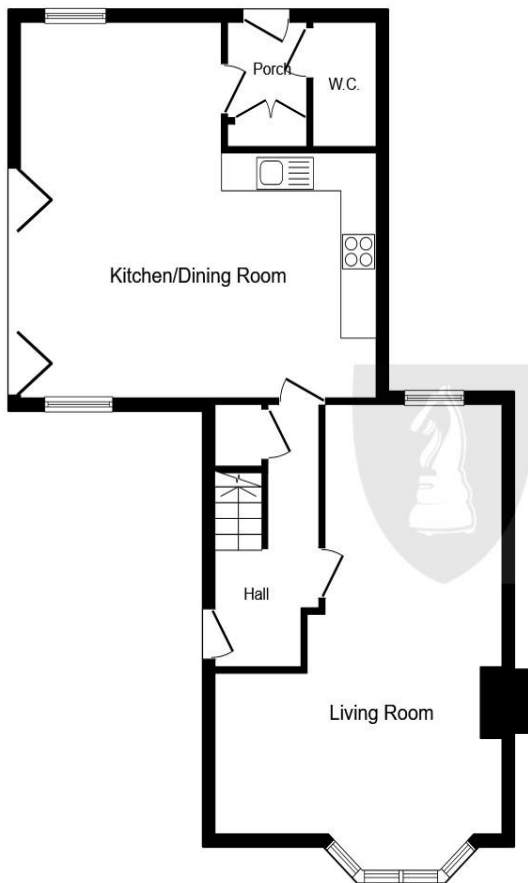


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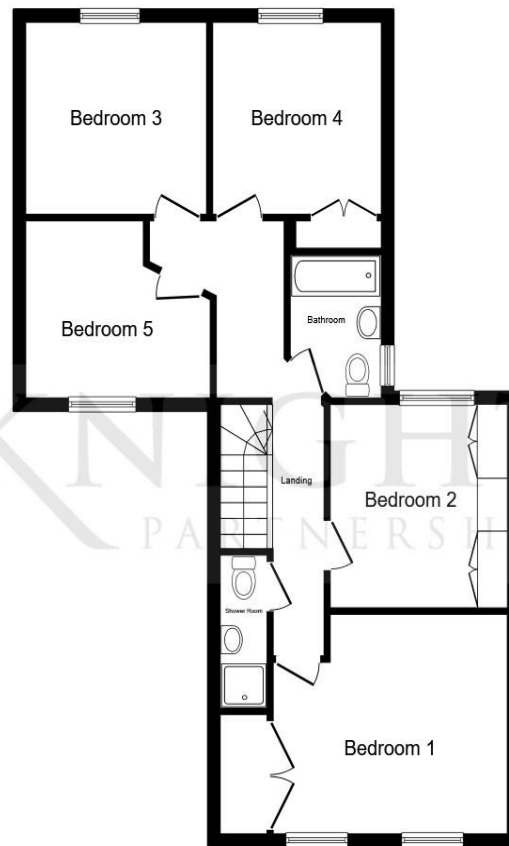
*Welcome to*  
**Casterton Road**

This spacious period bay fronted semi-detached home sits in an elevated position, set well back from the road and is only a short walk to the town centre. Benefits from a large detached double garage, electric car charging point & off-road parking accessed from the rear.

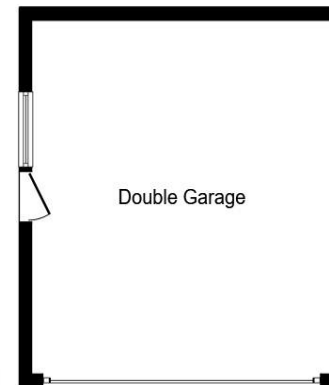




**Ground Floor**



**First Floor**



**Garage**

**Entrance Hall**

**Living Room**

22' 4" x 15' 10" ( 6.81m x 4.83m )

**Kitchen Dining Room**

19' 10" x 19' 5" ( 6.05m x 5.92m )

**Rear Lobby**

**Cloakroom**

**Bedroom One**

11' 7" x 17' 1" ( 3.53m x 5.21m )

**En-Suite Shower Room**

**Bedroom Two**

9' 11" x 10' 8" ( 3.02m x 3.25m )

**Bedroom Three**

10' 1" x 10' 1" ( 3.07m x 3.07m )

**Bedroom Four**

12' 9" x 9' ( 3.89m x 2.74m )

**Bedroom Five**

8' 7" x 10' 1" ( 2.62m x 3.07m )

**Bathroom**

**Double Garage**

16' 9" x 18' 4" ( 5.11m x 5.59m )

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](http://www.focalagent.com)

Welcome to

## Casterton Road

- Elevated Position Close to the Town Centre
- Spacious Period Bay Fronted Home
- Fantastic Kitchen Dining Room with Bi-fold Doors
- Fibre Broadband
- Loft With Ladder, Lighting & 2 Velux Windows

Tenure: Freehold EPC Rating: B

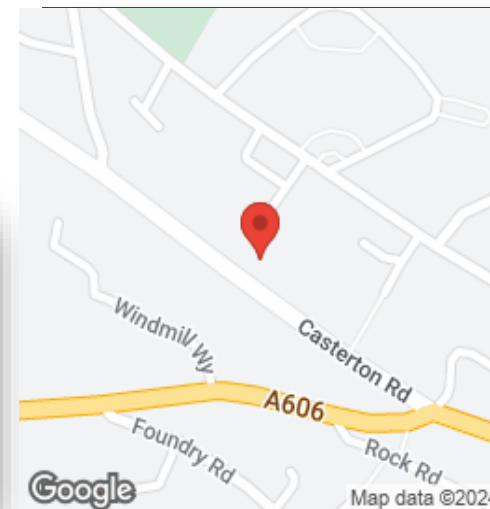
guide price

**£800,000**

The property offers well-presented accommodation briefly comprising: Entrance Hall, lounge running front to back with a large bay window and a wood burning stove. The hall leads through to a fantastic open plan kitchen dining room to the rear of the property with a range of modern units and built-in appliances, and bi-fold doors opening out onto the patio. Also off the kitchen is a rear lobby with door out to the rear, and a WC.

Upstairs the main bedroom has an en-suite shower room, walk-in wardrobe & built-in storage. There are four further double bedrooms and a family bathroom fitted with a white suite, with a shower over the bath.

The Property is set back from the road behind a raised lawned garden with paved terrace and path leading round to the entrance. To the side of the house are two further spacious, enclosed and secluded paved terraces, the upper terrace has both the kitchen bi-fold doors opening onto it and also a large summer house overlooking it. To the rear of the property is vehicular access from Radcliffe Road leading to a gravelled driveway and double garage with electric car charger. There are solar panels with feed-in tariff situated on the garage roof continuing to provide both income and savings on electricity. In addition, there are solar thermal tubes on the main roof providing additional boost to the hot water supply as well as the PV solar. Parking for up to 6 cars, with electric remote control garage door access to the rear.



Please note the marker reflects the postcode not the actual property

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Property Ref:

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