



Little Casterton Road, Little Casterton, Stamford, PE9 1BE

 **NEWTON FALLOWELL**



Key Features

- AVAILABLE TO LET
- Close to Stamford Town Centre
- Well-Presented Home
- Double Bedroom
- Open Plan Kitchen Living Area
- Garage and Driveway
- Council Tax B
- EPC Rating C

£1,150 PCM





AVAILABLE TO LET

Well-presented 1 bedroom detached coach house available to let just a short walk from the Stamford town centre. Located within popular development close to local schools, shops and amenities. Viewing highly recommended.

Upon entering the property the ground floor comprises the stairs, hallways and single garage with additional under-stairs storage. Leading to the outside space with private driveway and off the main Little Casterton Road completes the ground floor.

the 1st floor consists of the main living space with neutral and light open plan kitchen living area. Leading into the hallway there is additional storage, three piece family bathroom with bath and shower over and spacious master bedroom completes the first floor.

Additional Features include double glazing throughout and gas central heating making a energy efficient home.

Don't miss out and enquire today!



Single Garage

Under-stairs Storage

Hallway/Stairs

Living Room

Kitchen

Hallway

Storage Cupboard

Family Bathroom

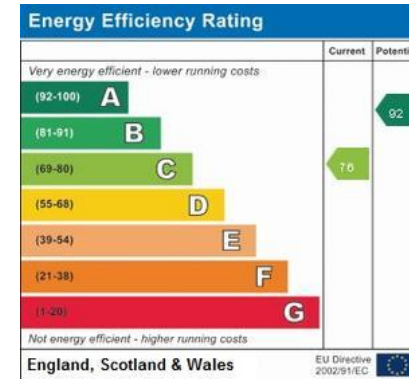
Master Bedroom

Agent Notes

Total Area - 52 sq m

Council Tax - B

EPC - C



COUNCIL TAX INFORMATION:

Local Authority: SKDC
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:

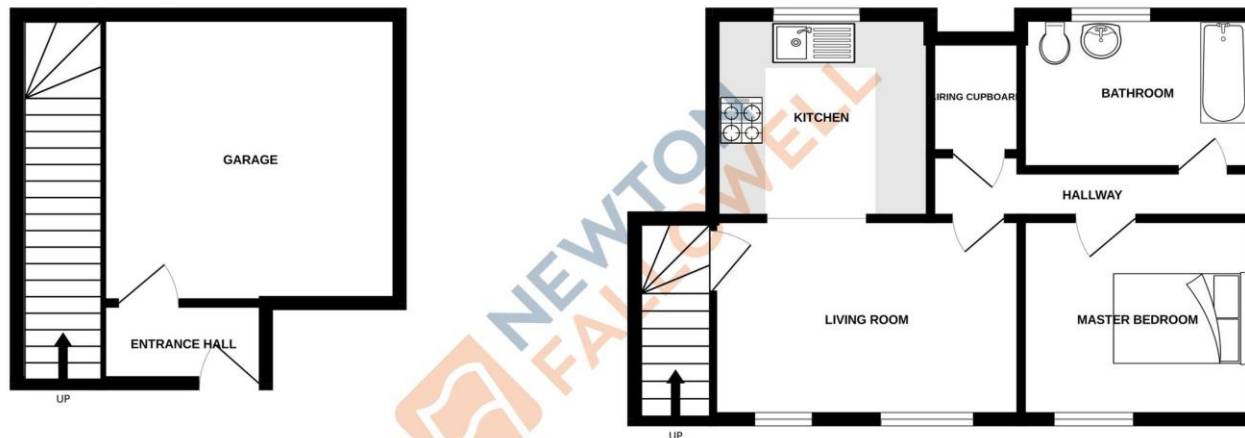
Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

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.

GARAGE

FIRST FLOOR



TOTAL FLOOR AREA: 560sq.ft. (52.0 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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