



## Minstrels, Toll Bar

Great Casterton, Stamford, PE9 4BB

**Price Guide £650,000**

Richardson



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Situated just a couple of miles to the north of Stamford town centre, close to Casterton College and only a short stroll to Stamford Garden Centre with its café and the highly regarded Simpsons the butchers, Minstrels is a lovely detached family home. Deceptive from the front the property has been extended and remodelled by the current vendors to provide superb flexible accommodation which is well presented throughout. The wide reception porch with built in storage cupboard has double doors opening to the reception hall. To the right is an excellent versatile room which could be a family room or an ideal teenage room with a shower room off. The refitted and extended kitchen dining room has a lantern roof, bi-fold doors out to the rear gardens and flows into the living room. The large utility room has further storage cupboards and door to the outside. There is also a further snug/office with double doors also giving access to the living room. To the first floor the central stairwell gives a walk around landing area giving access to the family bathroom and the four double bedrooms, 3 of which have built in wardrobes. The master bedroom has a dressing room and ensuite shower room. Externally there is off road parking for vehicles and a detached oversized single garage. The good size rear gardens have a large patio area, lawns and shrubs and offer a high degree of privacy. The property has attractive oak internal doors, gas central heating and replacement double glazing throughout.

Reception porch

Reception hall

Family Room/Bed 5

16'10" max x 14'10" max (5.15m max x 4.53m max)

Shower room







**Kitchen/Dining room**  
20'1" x 9'7" (6.12m x 2.92m)

**Utility room**  
13'6" x 7'10" (4.11m x 2.39m)

**Snug/Office**  
11'10" x 10'11" (3.63m x 3.33m)

**Living room**  
22'4" x 9'2" (6.81m x 2.81m)

**First floor landing**

**Master suite Bedroom area**  
11'10" x 9'10" (3.61m x 3.00m)

**Dressing area**  
10'10" x 5'11" (3.30m x 1.80m)

**Ensuite**

**Bedroom**  
10'9" max x 9'10" (3.30m max x 3.00m)

**Bedroom**  
11'1" x 9'10" (3.40m x 3.00m)

**Bedroom**  
11'10" x 9'0" (3.62m x 2.76m)

**Family bathroom**

**External details**

Situated on an elevated plot with off road parking for vehicles to the front and an oversized single garage. Lovely well maintained gardens to the rear with large patio area and lawns with shrubs, fruit trees and hedging with a good degree of privacy.

**Council Tax**

Rutland District Council Band E

**Services**

Mains Electricity, Sewerage, Drainage, Water & Gas

**Communication**

Broadband: Superfast fibre is available according to Openreach

Mobile Coverage: According to Ofcom: EE, Three, EE & Vodafone provide coverage.

**Viewing**

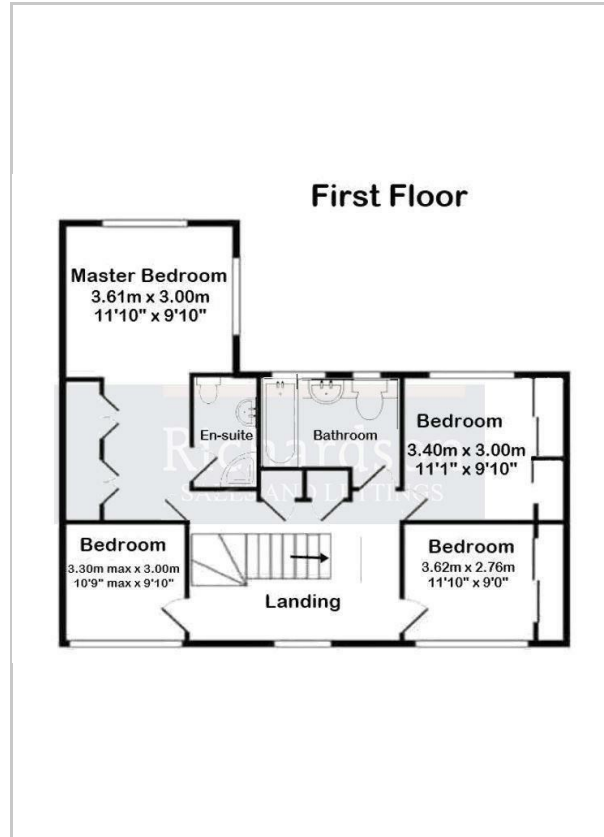
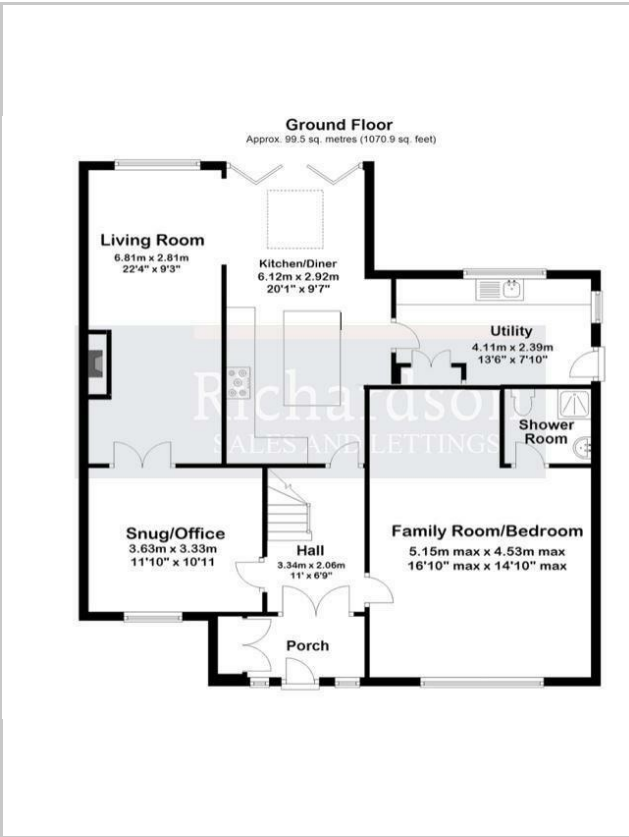
Only by appointment with Richardson 01780 762433 [post@richardsonsurveyors.co.uk](mailto:post@richardsonsurveyors.co.uk)



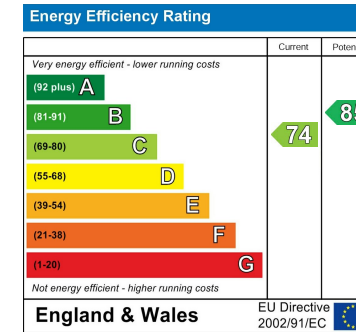


## Floor Plan

## Area Map



## Energy Efficiency Graph



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**01780 762433**