



Casterton Road

Stamford, PE9 2YL

Price Guide £575,000

Richardson

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Stamford, PE9 2YL

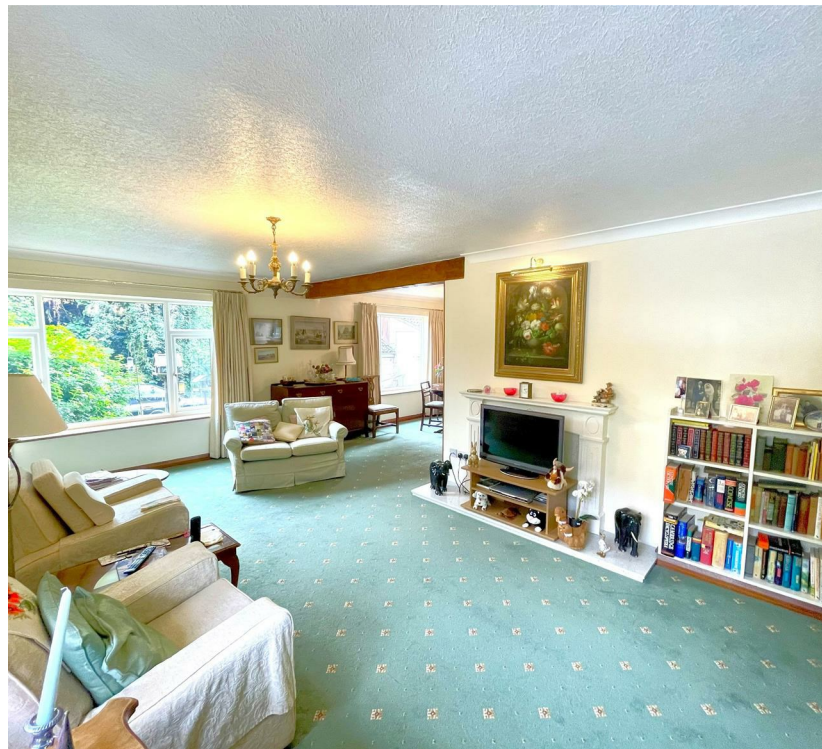
A rare opportunity to acquire a spacious individual detached bungalow on a slightly elevated position within a stones throw from Stamford Town Centre. The property is offered with no chain. Built in the late 60's for a local family and although dated decor it has been updated in recent years to include replacement boiler for the gas central heating, refitted kitchen, a wet room and also has replacement double glazing. The accommodation is well proportioned with reception hall having built in storage cupboards, lounge with opening to dining room, kitchen with range of storage cupboards and built in ovens and gas hob. Two of the three double bedrooms have built in wardrobes and one also has a vanity unit. There is a separate cloakroom with adjoining 3 piece wet room. A pull down loft ladder gives access to the partly boarded loft space which also has a window to the side and a dormer window to the front, giving the possibility of conversion into additional bedroom space subject to any planning requirement. A driveway to the side gives off road parking for vehicles and leads to the detached double garage with eave storage space and separate workshop to the side. Steps to the rear terraced garden with patio areas and raised beds with high degree of privacy.

Reception hall

Lounge
20'5" x 13'1" (6.24m x 4.01m)

Dining area
11'3" x 10'6" (3.44m x 3.22m)

Kitchen
14'5" x 10'9" (4.4m x 3.3m)





Bedroom
14'0" x 11'10" (4.29m x 3.63m)

Bedroom
14'0" x 12'5" max (4.29m x 3.80m max)

Bedroom
10'0" x 9'3" (3.05m x 2.84m)

Separate cloakroom

Wet room

Loft room
55'0" x 23'11" (16.78m x 7.30m)

External details

Set back in an elevated position with open plan front garden and steps leading to front door. Driveway to the side giving off road parking for vehicles and leading to a detached double garage with power and light connected. Steps up passing a small workshop and leading to the terraced rear garden with patio area and raised beds.

Tenure
Freehold

Services
All main services connected

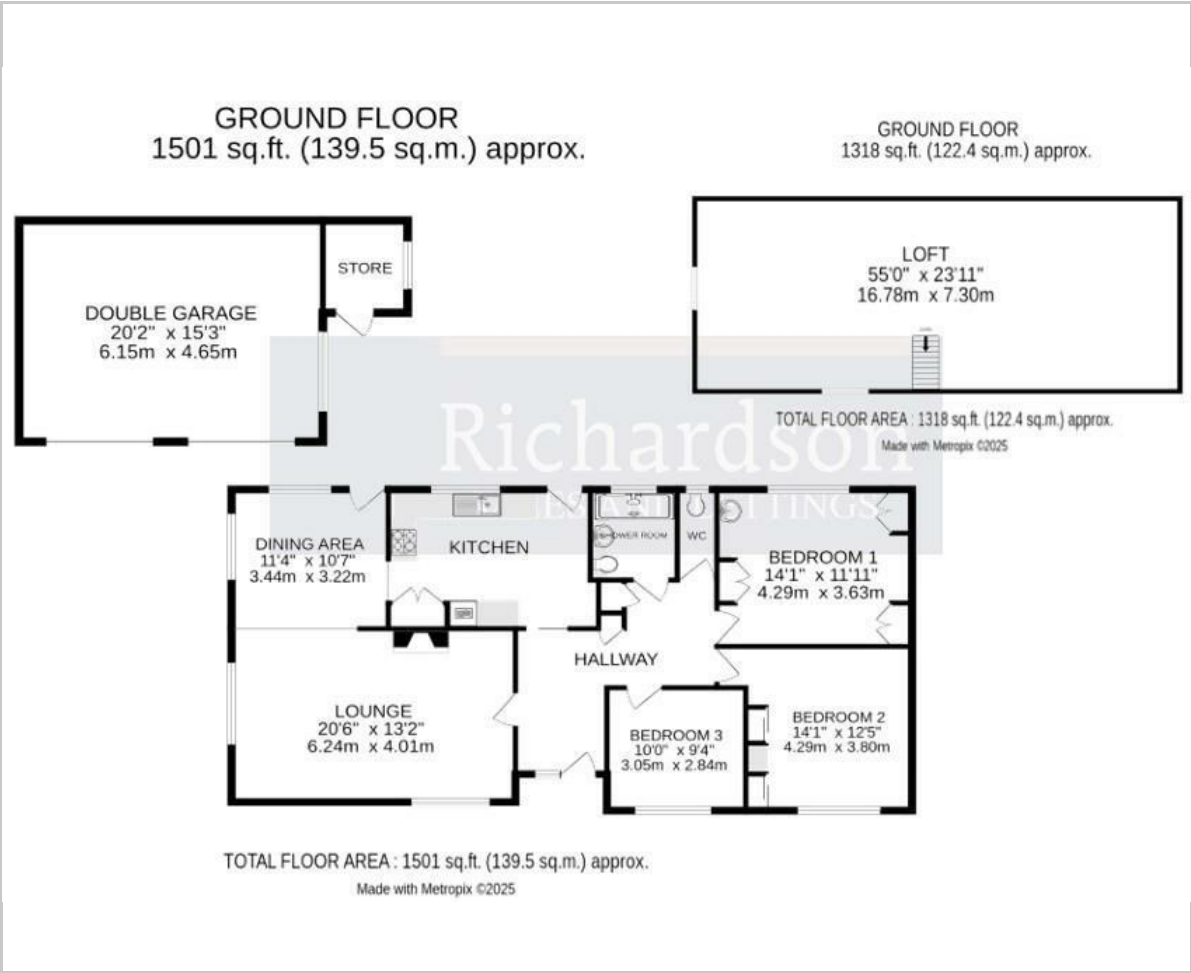
Council Tax
South Kesteven District Council
Tax Band E

Communication
According to Ofcom: Ultrafast Full Fibre is available
According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone

Viewing
By telephone appointment with Richardson
post@richardsonsurveyors.co.uk



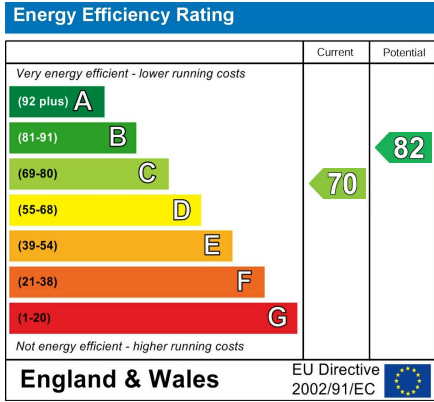
Floor Plan



Area Map



Energy Efficiency Graph



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