



24 LITTLE CASTERTON ROAD
Stamford, PE9 1BE

 **Digby & Finch**
ESTATE AGENTS

24 Little Casterton Road

Stamford, PE9 1BE

A highly individual property situated within an ideal location with easy access to everything Stamford has to offer. Originally built in 1962, and vastly extended and remodelled in 2014, this fabulous home offers light, bright living accommodation along with extensive parking to the front of approximately 45 ft in length and a large southwest facing garden to the rear of approximately 150 ft.

STEP INSIDE

Stepping into the cedar clad entrance vestibule, the sense of style is immediately apparent with floor to ceiling glazing and contemporary honeycomb floor tiling.

The reception hall is central to the home and provides access to the three reception rooms, a sitting room, the open plan kitchen/dining/living room and, a third reception room which is currently used as a gym.

The beautifully styled sitting room, located to the front of the property provides a quiet peaceful place in which to relax and unwind. Sliding doors to the rear connect this room to the open plan kitchen living area which allow great flexibility to use as you wish.





A wonderful feature of this home is the large kitchen/dining/living space which runs along the entire width of the property. Two large banks of aluminium bifold doors open onto a large southwest facing decking area, providing a private sun trap, which in turn leads onto the large lawn.

The kitchen itself offers an extensive range of bespoke cabinetry with full height storage cupboards along with integrated appliances including an electric multi-function oven, microwave, and an American style fridge freezer. A central island houses the dishwasher and the sink complete with a boiling water tap.

A unique feature within the kitchen is an industrial style breakfast bar housing the electric hob with extractor over. There is plenty of space for bar stools creating a great place for family and friends to gather while food is on the go. Tiled flooring with underfloor heating continues from the kitchen into a large dining area with space to house a large dining set, ideal for family gatherings.

The living area has wood effect flooring and a contemporary log burner which gives a great focal point on cooler evenings.

Back in the hallway beyond the staircase is another reception room currently used as a gym, however, this room could be ideal for a home office or perhaps a ground floor bedroom as there is a dual-purpose shower room/utility directly off.





UPSTAIRS

Stepping up to a bright spacious landing area there are a total of four bedrooms.

The principal bedroom has a large dressing room beyond which is a wonderful bedroom complete with a vaulted ceiling and large windows overlooking the fabulous rear garden. A spacious en suite shower room has a large shower, vanity wash hand basin with storage cabinets beneath, a loo and a heated towel rail. There is underfloor heating beneath a tiled floor which is complemented by contemporary wall tiling.

Next door is a guest bedroom with delightful views across the rear garden.

Bedroom three is a great space with a staircase providing access to a mezzanine bed deck with glass balustrades.

The fourth bedroom is currently used as a home office with a large window overlooking the front elevation.



Completing the first floor accommodation is the family bathroom. To soak a hard day's work away is the contemporary free standing double ended roll top bath, with shower over, a vanity wash basin and a loo.

OUTSIDE

The property is positioned well back from the road with a retaining wall beyond which is a large driveway providing a vast amount of off-street parking.

The southwest facing rear garden is a pure delight with a large lawn, mature shrubs and trees as well as several raised decking areas, pergolas and attractive feature walls made to capture a kaleidoscope of light from the inset glass which cascades lights across the garden toward the house.

There is room for a vegetable garden with a greenhouse tucked away behind a high wall and for storage there are two large garden sheds.

FIXTURES AND FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

SERVICES

With maximum KW domestic solar panels and feed in tariff, providing the current owners a healthy return of £900 per annum. Electric, water and mains drainage are understood to be connected. The property has gas fired central heating (none tested by the agent).





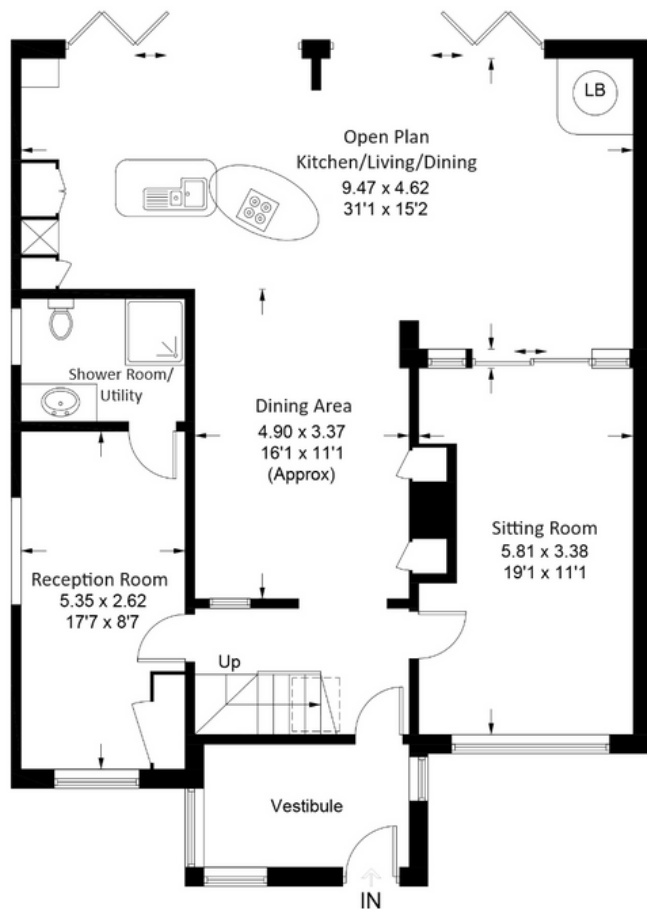
LOCATION

The historic Georgian market town of Stamford boasts a wide range of shops, leisure and cultural facilities, together with a vast array of bars and restaurants, making it easy to find something suitable for all tastes.

Of note is the well renowned former coaching Inn, The George Hotel. There is an excellent choice of well-regarded state schools along with highly regarded independent and public schools within close proximity. Stamford is often featured in various national publications as one of the best places to live in the UK. Both the train station and bus station are within proximity. Stamford is on the Cambridge to Birmingham train line. Trains to London Kings Cross take approximately 45 minutes from the nearby Cathedral City of Peterborough.

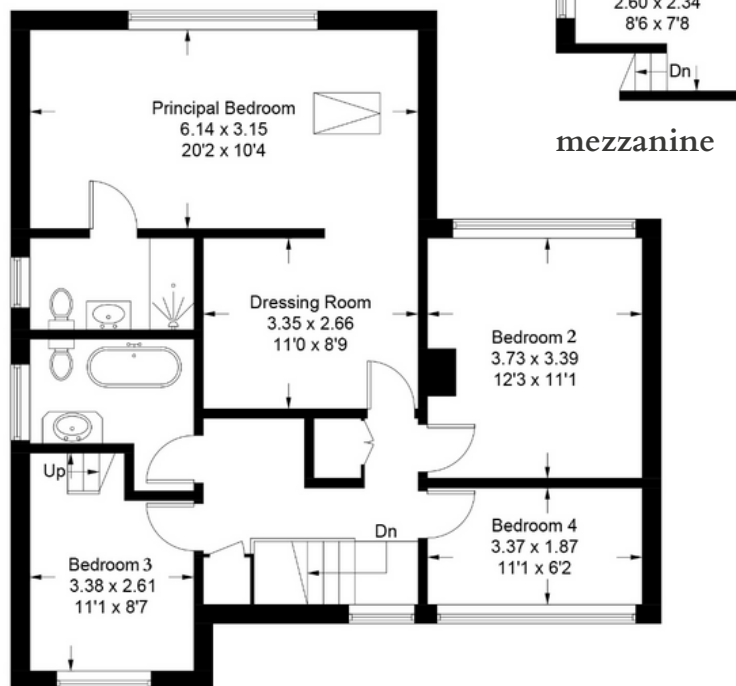
The A1 is located within a mile of the town centre and provides good access north and south. Stamford is readily accessible to Rutland Water being approximately 5 miles away.





ground floor

= Reduced headroom below 1.5m / 5'0"



first floor

FLOORPLAN

Approximate Gross Internal Area:
 192.7 sq m/ 2074sq ft

FINER DETAILS

Local Authority:

South Kesteven District Council

Council Tax Band: C

Tenure: Freehold

Possession: Vacant upon completion

Viewings: Strictly by appointment through the agent Digby & Finch.

EPC

Current: 87/B

Potential: 89/B

PLANS

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

AGENTS DETAILS

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