



Casterton Road Stamford, PE9 2UG

Situated in this popular residential location, close to the Malcolm Sargent Primary School, as well as a short walk from Stamford's Town Centre and its many restaurants, pubs, and amenities, is this well presented, extended 3 Bedroom Detached Family Home set on a generous corner plot in stunning Landscaped Gardens.

£425,000

Casterton Road

Stamford, PE9 2UG



- Established Extended Detached House
- 2 Reception Rooms
- Sought After Residential Area
- 3 Bedrooms
- Kitchen Breakfast Room
- Double Drive & Single Garage
- Stunning Landscaped Gardens
- Close to Popular Schools
- EPC Rating - D

Entrance Hall

Living Room

10'9" x 20'0" (3.28m x 6.10m)

Dining Room/Bedroom 4

9'1" x 14'0" (2.77m x 4.27m)

Cloakroom

Kitchen Breakfast Room

8'8" x 16'9" (2.64m x 5.11m)

Landing

Bedroom 1

10'9" x 12'0" (3.28m x 3.66m)

Bedroom 2

10'3" x 7'8" (3.12m x 2.34m)

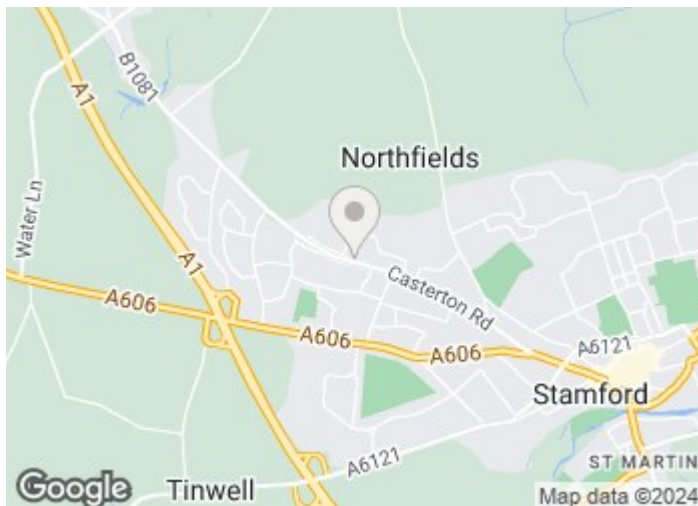
Bedroom 3

8'9" x 9'0" (2.67m x 2.74m)

Family Bathroom

Established Gardens

Single Garage

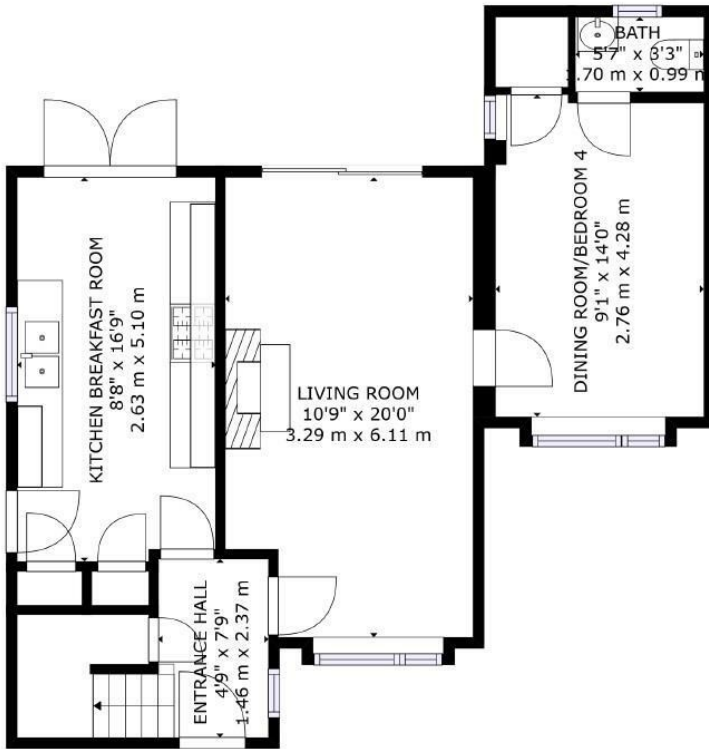


Directions

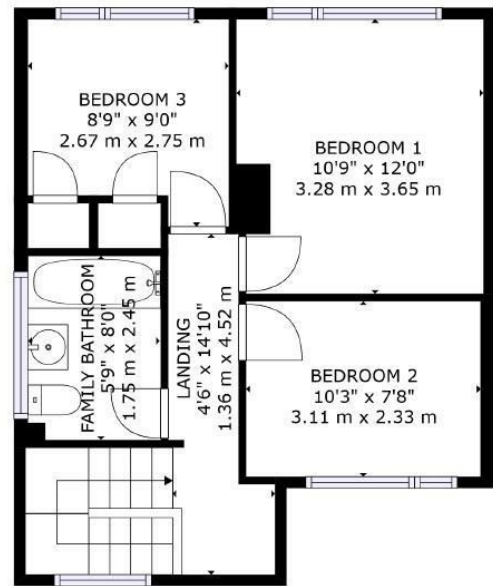
Please use the following postcode for Sat Nav guidance - PE9 2UG



Floor Plan



FLOOR 1



FLOOR 2

CROSS INTERNAL AREA
 FLOOR 1: 622 sq. ft, 58 m², FLOOR 2: 441 sq. ft, 41 m²
 TOTAL: 1064 sq. ft, 99 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	