



Ermine Rise

Stamford, PE9 4AJ

Detached family home, set in a quiet cul-de-sac location within the sought after village of Great Casterton, Just a short walk from both the village primary school and the popular Casterton College secondary school.

£399,950

Ermine Rise

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- Detached 4 Bedroom Family Home
- South Facing Rear Garden
- 4 Double Bedrooms (1 En Suite)
- Cul-De-Sac Position
- 2 Reception Rooms
- Driveway Parking & Single Garage
- Walking Distance of Schools
- Kitchen Breakfast Room
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

Cloakroom

Living Room

11'6" x 21'3" (3.51m x 6.48m)

Dining Room/Study

9'11" x 11'7" (3.02m x 3.53m)

Kitchen Breakfast Room

16'7" x 9'2" (5.05m x 2.79m)

Landing

Bedroom 1

11'9" x 10'10" (3.58m x 3.30m)

En Suite Shower Room

Bedroom 2

10'7" x 9'2" (3.23m x 2.79m)

Bedroom 3

9'3" x 9'4" (2.82m x 2.84m)

Bedroom 4

7'11" x 11'5" (2.41m x 3.48m)

Family Bathroom

7'9" x 5'10" (2.36m x 1.78m)

Single Garage

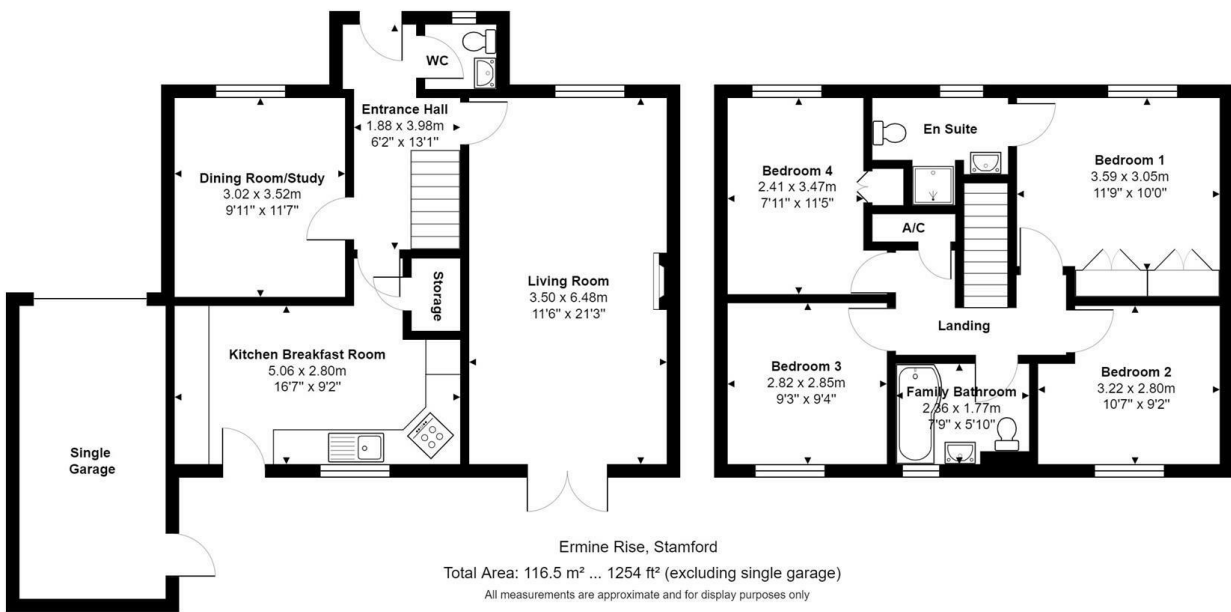


Directions

Please use the following postcode for Sat Nav guidance - PE9 4AJ



Floor Plan



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.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
 Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		76	
(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	