



## 8 Home Farm Close Great Casterton, PE9 4AN

'The Barn' is a charming 3-bedroom stone property which forms part of a small and exclusive development in the heart of the popular Rutland Village of Great Casterton. Set just over 2 miles from the centre of Stamford this deceptively spacious property offers well-presented versatile accommodation throughout. The property has recently undergone an upgrade with new kitchen appliances as well as a full redecoration with new carpets.

£475,000

# 8 Home Farm Close

Great Casterton, PE9 4AN



- Charming 3-Bedroom Stone Property
- Close to Local Schooling
- Flexible Accomodation
- Popular Rutland Village
- 2 Reception Rooms
- Courtyard Garden & Double Garage
- Part of a Small & Exclusive Development
- Kitchen
- Please Refer to Attached KFB For Material Information Disclosures

## Entrance Hall

## Living Room

12'6" x 17'6" (3.81 x 5.33)

## Dining Room

9'5" x 14'2" (2.87 x 4.32)

## Kitchen

11'2" x 14'2" (3.40 x 4.32)

## Cloakroom

## Master Bedroom

8'4" x 12'4" (2.54 x 3.76)

## En Suite

## Landing

## Bedroom 2

17'3" x 8'7" (5.26 x 2.62 (5.25 x 2.61))

## Bedroom 3

8'6" x 8'10" (2.59 x 2.69)

## Bathroom

## Double Garage

17'7" x 18'0" (5.36 x 5.49)



## Directions

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



# 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) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	