



## Little Casterton Road STAMFORD, PE9 1BE

The accommodation briefly comprises; Entrance hall, Cloakroom, Living/Dining Room, Kitchen, Landing, 2 Double Bedrooms, and a Refitted Shower. Outside - There is an allocated Parking Space. The rear Garden is a good size and is West Facing, enclosed by fencing and mainly laid to artificial lawn.

**Agents Note:**

Local Authority – South Kesteven District Council  
Council Tax Band – B  
EPC Rating - C

**£230,000**

# Little Casterton Road

## STAMFORD, PE9 1BE



- Two Bedroom Mid Terraced House
- Living/Dining Room
- West Facing Rear Garden
- Well Presented Throughout
- Kitchen
- Allocated Parking Space
- Walking Distance of Town Centre & Local Amenities
- 2 Double Bedrooms & Bathroom
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

### Entrance Hall

6'11" x 9'10" (2.11m x 3.00m)

### Cloakroom

3'0" x 6'4" (0.91m x 1.93m)

### Kitchen

6'11" x 9'10" (2.11m x 3.00m)

### Living/Dining Room

14'1" x 15'1" (4.29m x 4.60m)

### Landing

6'4" x 9'10" (1.93m x 3.00m)

### Bedroom 1

14'1" x 10'5" (4.29m x 3.18m)

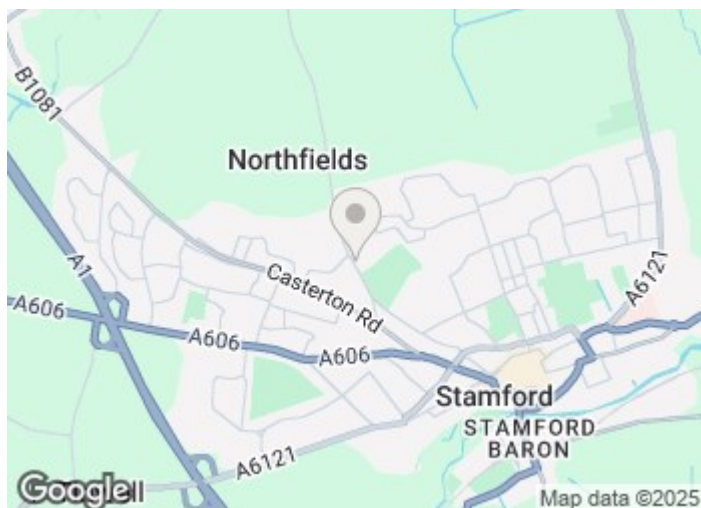
### Bedroom 2

7'5" x 14'5" (2.26m x 4.39m)

### Bathroom

6'4" x 8'5" (1.93m x 2.57m)

### Allocated Parking Space



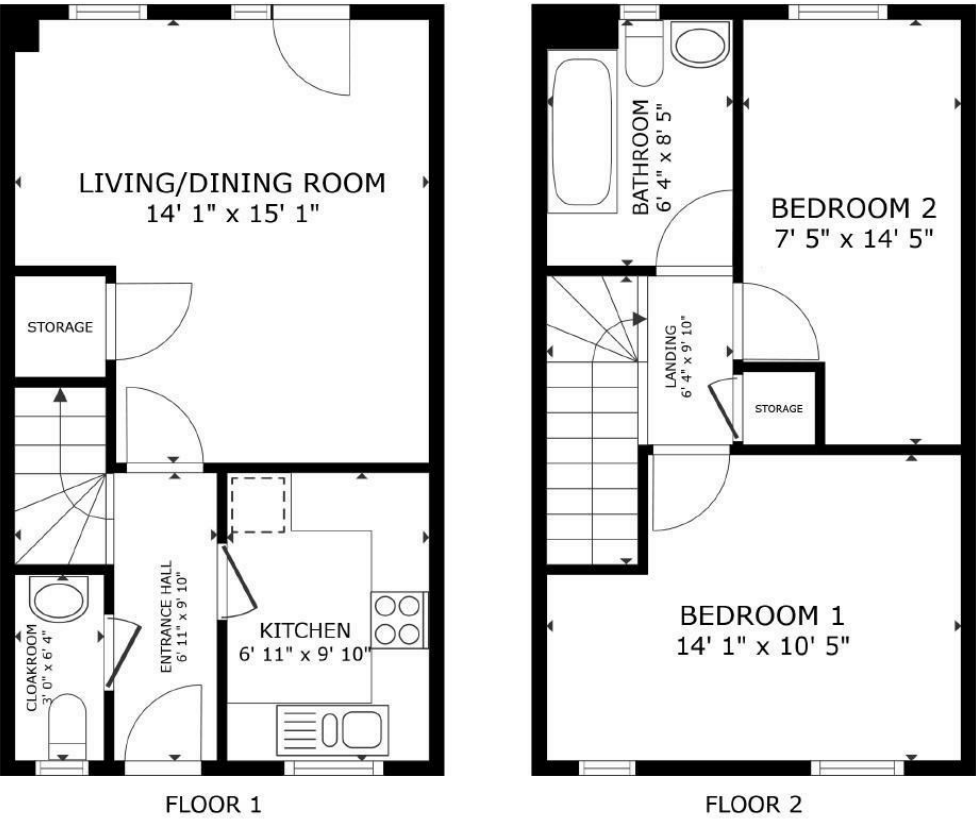
### Directions

Please use the following postcode for Sat Nav guidance - PE9 1BE





Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 355 sq.ft. FLOOR 2 353 sq.ft.  
TOTAL : 708 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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