



Casterton Road

Stamford, PE9 2YL

An imposing bay fronted four bedroom detached period home with a plethora of original features which include the original staircase, fireplaces to both floors, sash windows, cornicing and roses. The Property sits in an elevated position on one of Stamford's most popular roads, and is just a short walk from Stamford's Town Centre. The house offers generous accommodation throughout, but does require full modernisation allowing the eventual purchaser to restore this stunning home to it's once former glory.

Price Guide £725,000

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- Imposing Bay Fronted Detached Period Home
- Requires Modernisation
- Plethora of Original Features
- Walking Distance of Town Centre
- 4 Reception Rooms
- Front & Rear Gardens
- Double Garage
- 4 Double Bedrooms
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

5'7" x 20'11" (1.70m x 6.38m)

Cloakroom

5'7" x 2'11" (1.70m x 0.89m)

Reception Room

12'9" x 16'2" (3.89m x 4.93m)

Living Room

12'3" x 16'2" (3.73m x 4.93m)

Music Room

12'3" x 11'4" (3.73m x 3.45m)

Dining Room

12'9" x 11'1" (3.89m x 3.38m)

Kitchen

6'10" x 20'8" (2.08m x 6.30m)

Landing

Bedroom 1

18'4" x 13'8" (5.59m x 4.17m)

Bedroom 2

12'8" x 13'7" (3.86m x 4.14m)

Bedroom 3

12'5" x 11'2" (3.78m x 3.40m)

Hallway

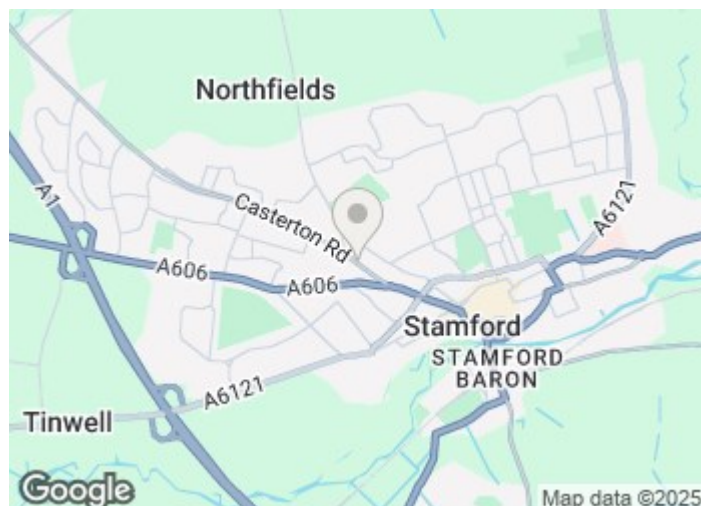
Bedroom 4

12'8" x 7'11" (3.86m x 2.41m)

Family Bathroom

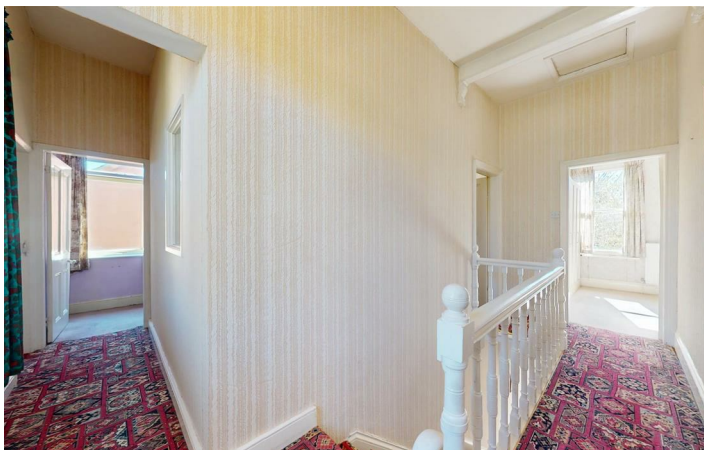
6'9" x 13'7" (2.06m x 4.14m)

Double Garage

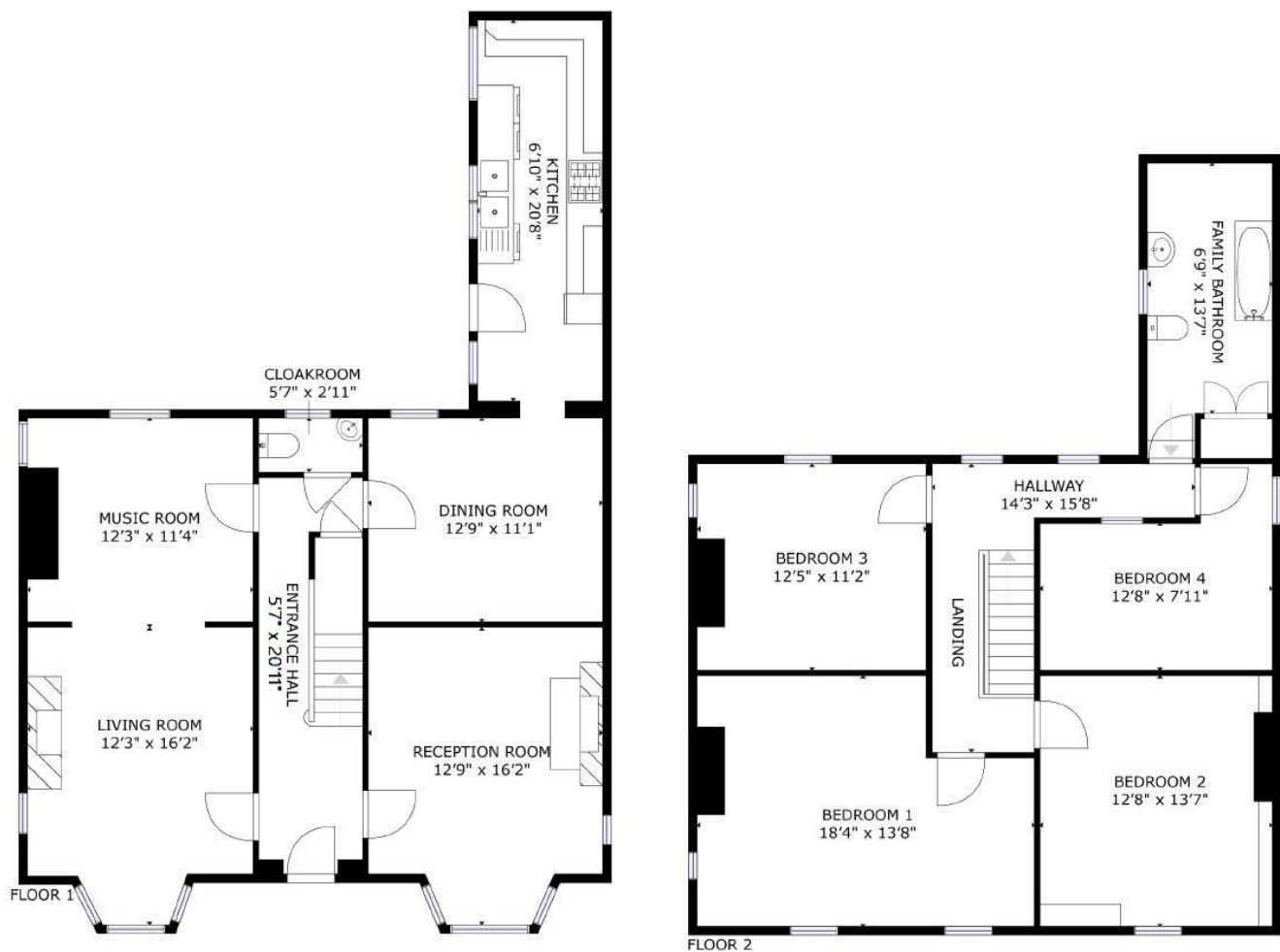


Directions

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



Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 957 sq.ft, FLOOR 2: 904 sq.ft
TOTAL: 1861 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 