



Casterton Road Stamford, PE9 2UE

Extremely well presented 3/4-bedroom, 3 reception room, detached family home, which has been finished to a high standard and is set on one of Stamford's most prestigious roads, within walking distance of the Town centre. The present owners have much improved the property, and made the most of the accommodation on offer to create a one of a kind family home.

£675,000

Casterton Road

Stamford, PE9 2UE



- Established Detached Family Home
- 3 Reception Rooms
- Master Suite including Dressing Room & En Suite Bathroom
- Extremely Versatile Accommodation
- South Facing Rear Garden
- Driveway Parking for 2/3 Vehicles
- 3/4 Double Bedrooms
- Beautifully Presented Throughout
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

6'2" x 14'6" (1.88m x 4.42m)

Office/Bedroom 4

8'9" x 14'10" (2.67m x 4.52m)

Living Room

11'1" x 16'0" (3.38m x 4.88m)

Snug

9'0" x 10'2" (2.74m x 3.10m)

Inner Hall

8'4" x 11'10" (2.54m x 3.61m)

Kitchen Diner

27'5" x 10'8" (8.36m x 3.25m)

Utility

8'9" x 7'0" (2.67m x 2.13m)

Cloakroom

8'9" x 3'3" (2.67m x 0.99m)

Landing

9'7" x 8'5" (2.92m x 2.57m)

Bedroom 1

8'6" x 16'3" (2.59m x 4.95m)

Dressing Room/Nursery

6'10" x 7'7" (2.08m x 2.31m)

En Suite Bathroom

8'6" x 6'8" (2.59m x 2.03m)

Bedroom 2

11'0" x 13'3" (3.35m x 4.04m)

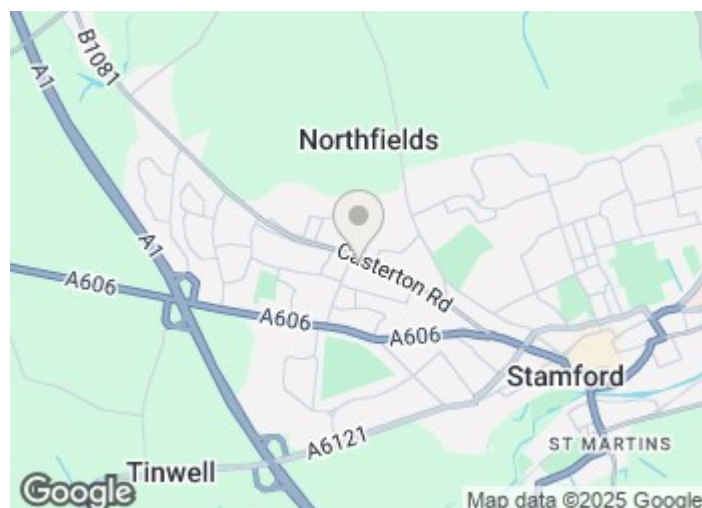
Bedroom 3

11'0" x 11'4" (3.35m x 3.45m)

Family Bathroom

5'10" x 6'8" (1.78m x 2.03m)

South Facing Rear Garden

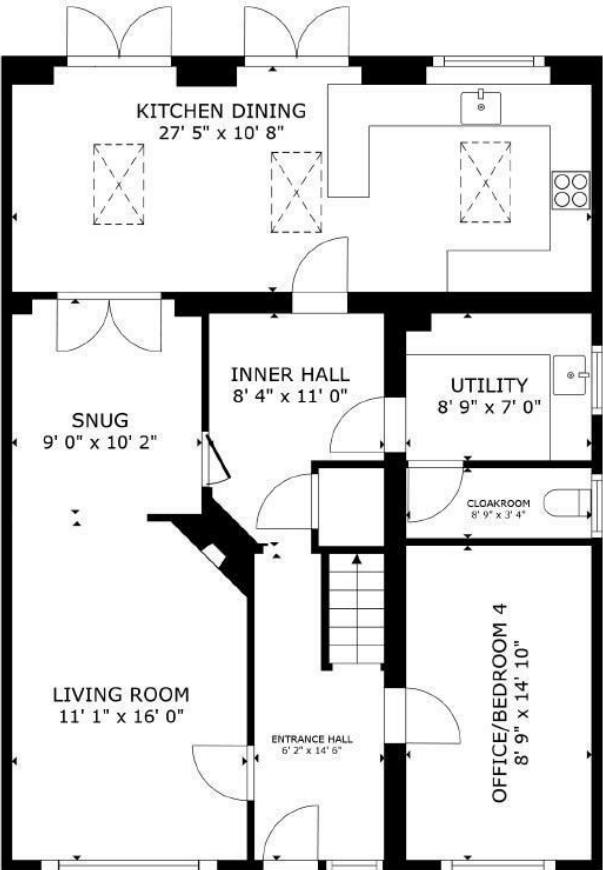


Directions

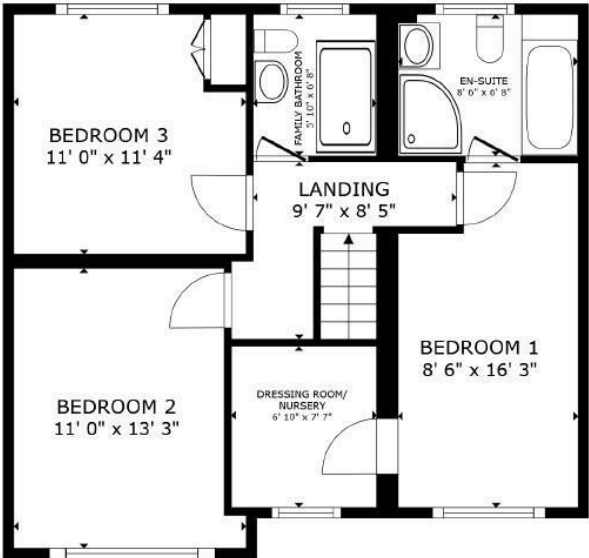
Please use the following postcode for Sat Nav guidance - PE9 2UE



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,024 sq.ft. FLOOR 2 642 sq.ft.
TOTAL : 1,666 sq.ft.
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 firms 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		
(69-80) C	76	82
(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		