



151 Casterton Road, Stamford  
£425,000

 **NEWTON FALLOWELL**

## 151 Casterton Road

Stamford, Stamford

**No Onward Chain** – Situated on a highly sought-after road in Stamford, this immaculate three-bedroom extended detached family home offers an abundance of downstairs accommodation, three generous bedrooms, and a low-maintenance south-facing rear garden. Viewing is highly recommended to fully appreciate all that this home has to offer.

Upon entering the property, a spacious entrance hall provides access to the ground floor reception rooms, a recently fitted downstairs walk-in shower room, and stairs leading to the first-floor landing. To the right, a separate lounge features a stylish media wall and a cosy wood burner.

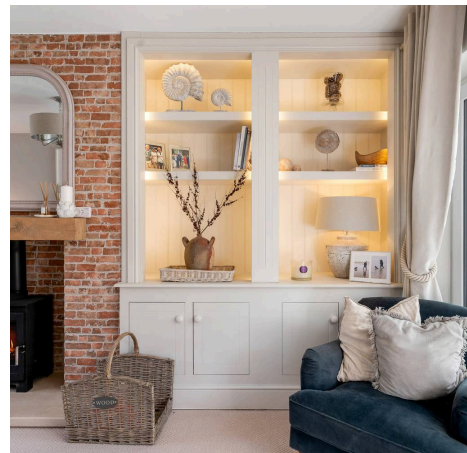
The true heart of the home is the impressive L-shaped open-plan kitchen, dining, and living area. The kitchen is well-equipped with ample cupboard space and a range of appliances, including a Rangemaster cooker. A side stable door provides access to the driveway. To the rear, the space opens into a bright and airy living area with a pitched solid roof, Velux windows, and French doors leading out to the rear garden.

The first floor offers three well-proportioned bedrooms, with both the main and second bedrooms benefiting from fitted wardrobes. The accommodation is completed by a modern family bathroom.

Externally, the front of the property provides off-road parking for up to three vehicles, along with a single detached garage. The rear garden is designed for low maintenance, mainly laid to patio with surrounding borders, and enjoys a desirable south-facing aspect.

Council Tax band: C

Tenure: Freehold





#### Kitchen

8' 11" x 17' 8" (2.73m x 5.39m)

#### Open Dining / Living Room

19' 6" x 9' 6" (5.95m x 2.90m)

#### Lounge

19' 5" x 10' 11" (5.93m x 3.33m)

#### Downstairs Shower Room

6' 7" x 5' 1" (2.01m x 1.56m)

#### Bedroom One

11' 9" x 10' 11" (3.57m x 3.33m)

#### Bedroom Two

9' 0" x 9' 5" (2.74m x 2.87m)

#### Bedroom Three

7' 4" x 10' 11" (2.24m x 3.34m)

#### Bathroom

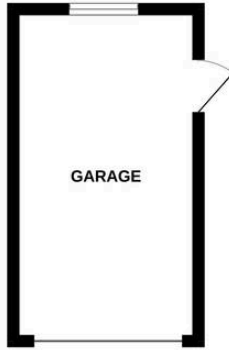
6' 9" x 5' 9" (2.07m x 1.76m)

#### Garage

8' 7" x 17' 3" (2.61m x 5.27m)



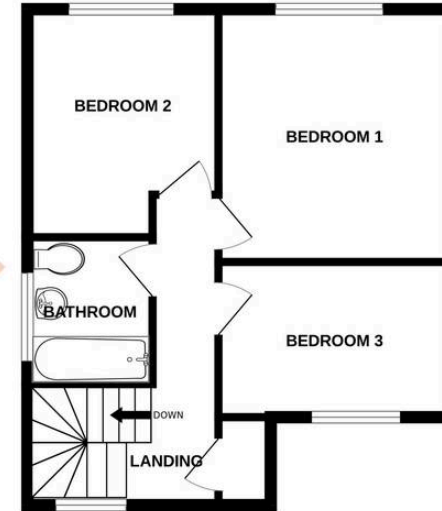
GARAGE  
140 sq.ft. (13.0 sq.m.) approx.



GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1286 sq.ft. (119.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Newton Fallowell - Stamford

Newton Fallowell Estate Agents, 4 Ironmonger Street - PE9 IPL

01780 754530 · [stamford@newtonfallowell.co.uk](mailto:stamford@newtonfallowell.co.uk) · [newtonfallowell.co.uk/stamford](http://newtonfallowell.co.uk/stamford)