

## 181 Casterton Road, Stamford, PE9 2XZ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		73	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Beautifully Extended & Immaculately Finished Detached Five-Bedroom Family Home – Spacious Contemporary Living with South-West Facing Garden & Excellent Local Access

This beautifully extended detached family home is finished to a high standard throughout, offering an exceptional combination of space, style, and practicality. Thoughtfully designed to suit modern family living, the property enjoys generous proportions, contemporary finishes, and a superb connection between indoor and outdoor spaces.

The ground floor features a welcoming entrance hall, a spacious sitting room, and an impressive open-plan family kitchen and dining area with a quartz-topped island, Velux-style windows, and bi-fold doors opening directly onto the south-west facing landscaped garden — perfect for entertaining and family gatherings. A study/bedroom five provides additional flexibility for home working or guests.

Upstairs, the main bedroom is a generous size and benefits from a stylish en-suite, while three further bedrooms and a modern family bathroom complete the first floor.

Externally, the property continues to impress with a beautifully landscaped rear garden featuring both patio and lawn areas, ideal for relaxing outdoors. To the front, there is ample off-street parking for several vehicles.

Located within easy reach of the town centre, Malcolm Sargent Primary School, and the A1, this home offers a perfect balance of convenience, quality, and comfort — an ideal choice for families seeking a move-in-ready home of high specification.

**Offers In Excess Of £725,000 Freehold**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Immaculately presented xtended home
- Four/Five bedrooms
- Stunning open plan family kitchen diner
- South west facing landscaped garden
- Off street parking

- Spacious and versatile family accomodation
- Main bedroom with en-suite
- Generous sitting room
- Gas fired central heating
- Council Tax Band - D , EPC - C



**ACCOMMODATION:**

**Entrance Hall**

**Sitting Room**  
8.71m x 3.73m (28'7 x 12'3)

**Kitchen Dining Area**  
6.48m x 3.91m (21'3 x 12'10)

**Family Area**  
8.79m x 3.35m max, 2.51m min (28'10 x 11' max, 8'3 min)

**Utility**  
3.58m x 2.13m (11'9 x 7')

**W/C**

**Study/Bedroom Five**  
3.86m x 2.64m (12'8 x 8'8)

**Store Room**  
5.92m x 3.40m max, 2.24m min (19'5 x 11'2 max, 7'4 min)

**Landing**

**Main Bedroom**  
5.44m x 3.58m (17'10 x 11'9)

**En-suite**  
2.24m x 1.78m (7'4 x 5'10)

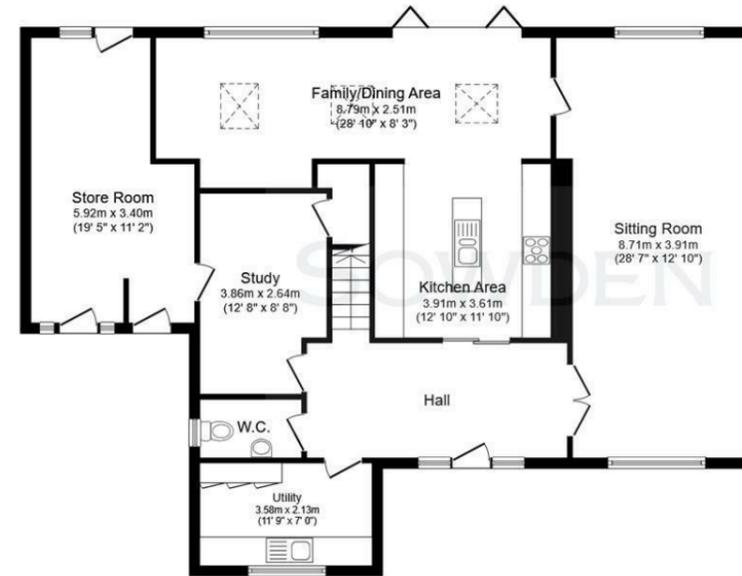
**Bedroom Two**  
3.76m x 3.53m (12'4 x 11'7)

**Bedroom Three**  
4.01m x 2.74m (13'2 x 9')

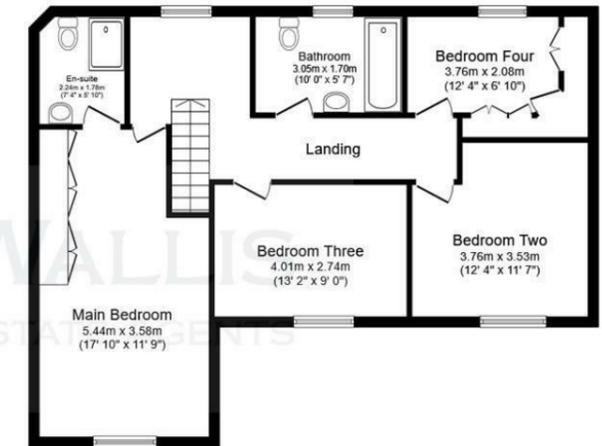
**Bedroom Four**  
3.76m x 2.08m into fitted wardrobes (12'4 x 6'10 into fitted wardrobes)

**Family Bathroom**  
3.05m x 1.70m (10' x 5'7)

**FLOOR PLAN:**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)