



nest
ESTATES



Ermine Rise, Great Casterton

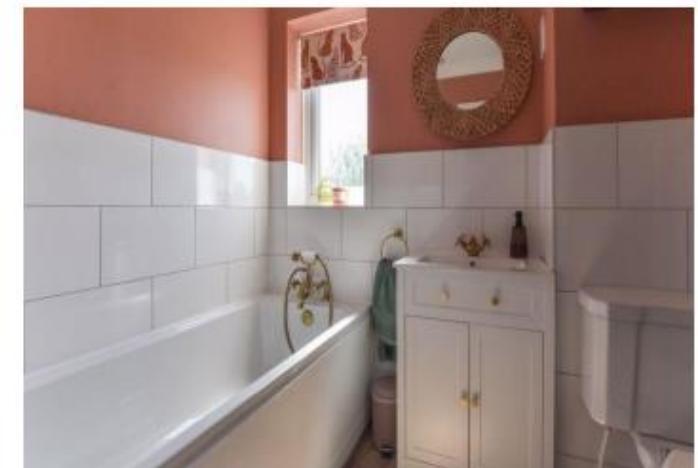
Stamford, PE9 4AJ

£450,000

SUMMARY

- Quiet cul-de-sac in Great Casterton – c.2 miles to Stamford
- 4-bed detached with generous parking and a double garage
- Sunny, private garden – summer sun approx. 10:30am to 10pm
- Energy-smart: 6.37 kW solar (Apr 2025) + 9.5 kWh battery, Hive heating
- Comfort & safety: log burner; consumer unit 2023; boiler 2020 (serviced yearly)
- EV-ready: 7.4 kW Wallbox charger
- Full-fibre on site 1 Gbps live; 2–5 Gbps available
- Versatile insulated garage with boarded, lit loft – used as pool room, gym, office & cinema
- Easy A1, fast bus/rail via Stamford & Peterborough; great local schools
- Friendly community – brilliant neighbours we'll miss hugely









The house

This attractive and well-presented home blends generous family spaces with low-running-cost upgrades. A welcoming hall leads to a bright living room, formal dining room, and a well-equipped kitchen/breakfast room ideal for busy mornings. A ground-floor WC completes the layout. Upstairs are four well-proportioned bedrooms; the principal enjoys an en suite, with a modern family bathroom serving the remainder. (See floor plan for layout and measurements.)

Garden & orientation

The private, low maintenance, enclosed rear garden enjoys direct summer sun from around 10:30am until roughly 10pm, making it perfect for long, light evenings with family and friends. (Vendor's note.)

Parking & storage

Generous driveway parking and a double garage. The insulated garage has plenty of sockets and lighting, plus a fully boarded loft with ladder for excellent storage or project space.

A quote from the owners

“

"We regularly stroll into Stamford (we've completed the restaurants multiple times!) and spend long summer evenings in the sunny garden. The neighborhood is very friendly - our neighbours are the sort who share tools, take in parcels and stop for a chat. We'll miss them hugely."

”

Energy, tech & running costs

- Solar + battery: 6.37 kW PV (14/04/2025) with GivEnergy 5 kW inverter and 9.5 kWh battery; owner-reported ~£900/yr saving.
- Heating & controls: Hive; gas boiler replaced Oct 2020 (serviced 15/04/2025); log burner Aug 2023; consumer unit Jul 2023.
- EPC Rating: C. Post-2025 upgrades expected to improve rating to B.

Broadband & connectivity

LightSpeed full-fibre (FTTP) on site: 1 Gbps symmetric live; 2–5 Gbps symmetric tiers advertised locally (provider-dependent).

Location — Great Casterton (Rutland)

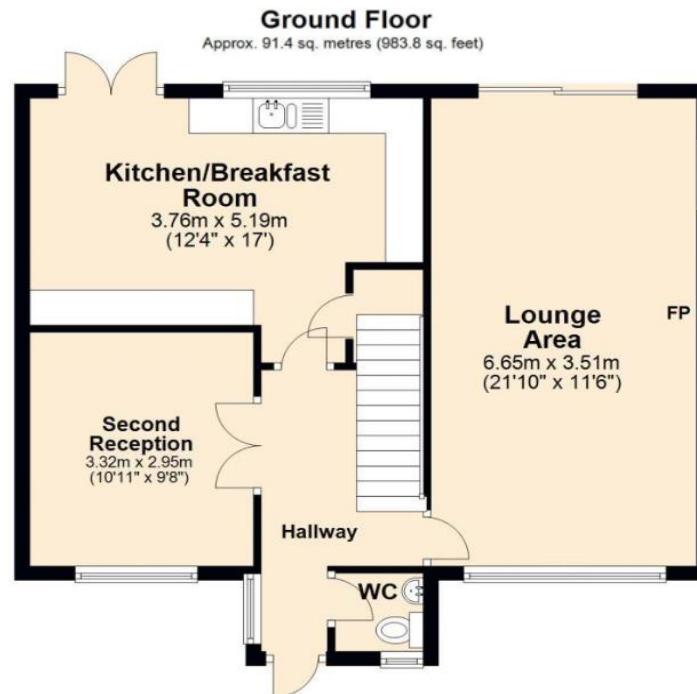
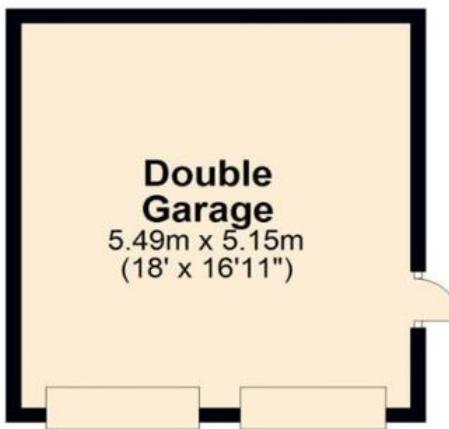
Historic village near Stamford with boutiques, cafés, restaurants and rail connections close by.

Getting around

- Walk: about 2 miles into Stamford (35–50 minutes).
- Bus: Stamford ⇄ Great Casterton ~12 minutes.
- Rail: Stamford → Peterborough ~12–15 minutes; Peterborough → London King's Cross ~50 minutes.
- Car: Peterborough, Grantham & Corby all ~20-30 minutes.



FLOOR PLAN



Total area: approx. 147.2 sq. metres (1584.1 sq. feet)

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Location

