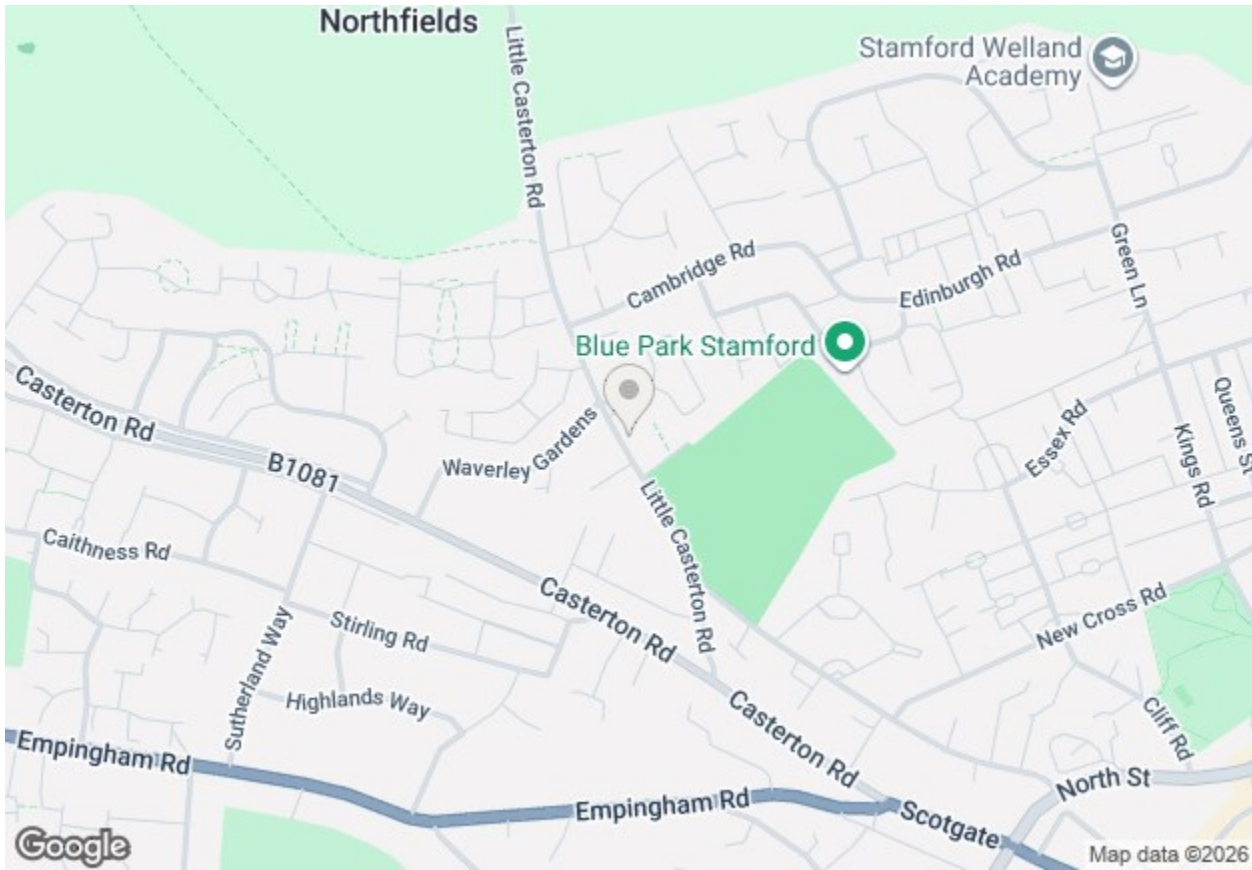




15 Little Casterton Road, Stamford, PE9 1BE

This well-presented two-bedroom home offers comfortable and well-proportioned accommodation, ideally suited to professional tenants or couples. Conveniently located with easy access to the town centre, local amenities and transport links, the property combines practicality with modern living.

The accommodation comprises a welcoming sitting room, a well-appointed kitchen and a bright conservatory/garden room overlooking the rear garden, providing additional living space ideal for relaxing or entertaining.

To the first floor are two well-proportioned bedrooms served by a modern bathroom.

Further benefits include gas-fired central heating, off-street parking to the front of the property and a low-maintenance enclosed rear garden, perfect for enjoying the warmer months with minimal upkeep.

Offering well-maintained accommodation in a convenient location, this attractive rental property is available to let and early viewing is highly recommended.

£1,000 PCM

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.

- Two Bedrooms
 - Walking Distance to Town
 - Enclosed Rear Garden
 - EPC - C Council Tax - A
- Kitchen Diner
 - Off Street Parking
 - Available Immediately
 - Holding Deposit - £230 Deposit - £1,153



ACCOMMODATION:

Entrance Hallway 1.73m x 1.57m (5'8 x 5'2)

Living Room 4.14m x 3.51m (13'7 x 11'6)

Kitchen Diner 4.45m x 2.21m (14'7 x 7'3)

Conservatory 4.27mx0.30m x 2.87m (14x1 x 9'5)

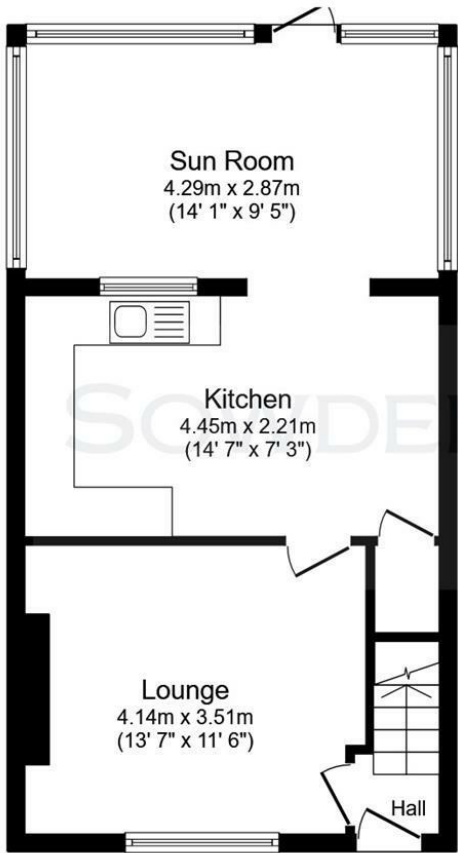
First Floor Landing

Bedroom One 4.14m x 3.12m (13'7 x 10'3)

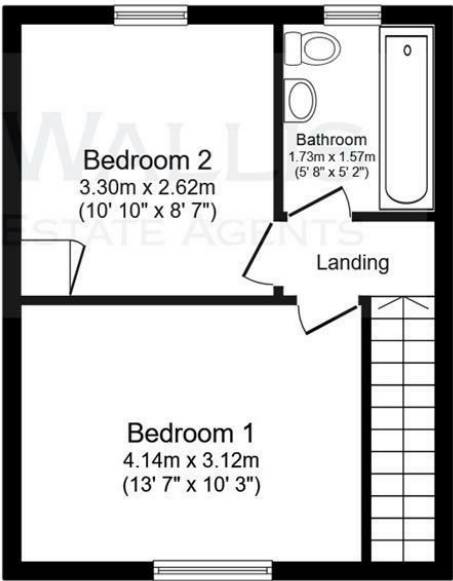
Bedroom Two 3.30m x 2.62m (10'10 x 8'7)

Bathroom

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