



2 Camphill Court, Little Casterton

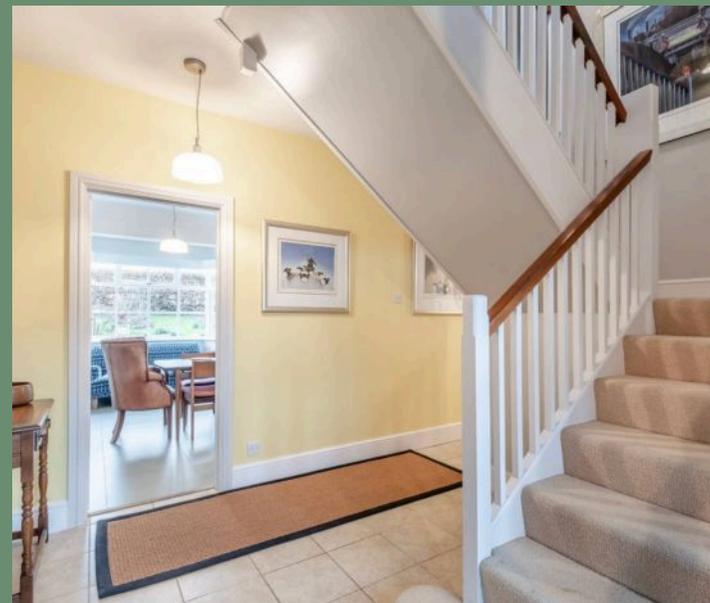
Stamford



Key features

- Beautifully Presented 3/4 Bedroom Character Home
- Impressive Master Bedroom with Ensuite & Dressing Room
- Generous Living Room with Wood Burning Stove
- Recently Updated Kitchen with Integrated Appliances
- Countryside Views with South West Facing Garden
- Double Garage with Partitioned Office Space
- Oil Fired Heating
- Quiet Village Location

Tucked away in a peaceful village setting, this beautifully presented 3/4 bedroom character home offers a perfect blend of period charm and modern convenience. Step inside to discover a generous living room where a wood burning stove creates a cosy focal point, ideal for relaxing evenings or entertaining friends, this room also boasts double glass doors that in the summer months seamlessly open up to the patio area. The recently updated kitchen features sleek integrated appliances and ample workspace, perfect for keen cooks and busy family life alike. The open plan feel offers a great space for entertaining and the bay window offers a picture perfect view of the garden to the rear.







Upstairs, the impressive master suite provides a real sanctuary, complete with an ensuite shower room and an enviable dressing area as well as a walk in wardrobe, offering both comfort and practicality. This room was originally 2 bedrooms and could easily be converted back subject to requirements to increase to four bedrooms. Two further spacious bedrooms share the family bathroom suite accessed from the spacious landing.

Step outside to discover the south west facing garden, a true haven for outdoor living. Here, mature borders and established trees provide privacy and a sense of seclusion, while a generous patio area is perfect for al fresco dining or summer gatherings with friends and family. Practicality is well considered, with driveway parking for two vehicles and direct access to the double garage. The double garage, cleverly partitioned to include a dedicated office space, ensures that working remotely is possible but could be turned back in to a full size double garage if required.



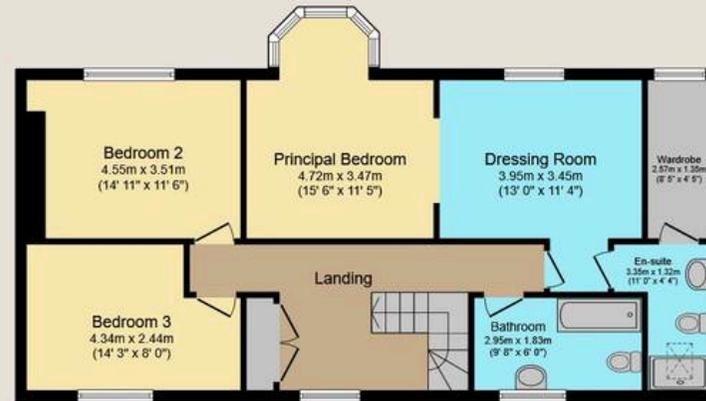
With local amenities just a short drive away and glorious walks on your doorstep, this charming home offers an exceptional lifestyle opportunity in one of the many charming villages close to Stamford.





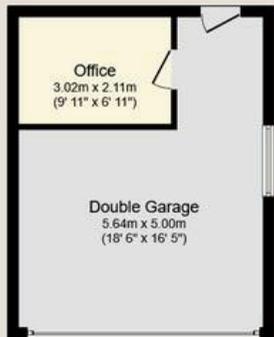
Ground Floor

Floor area 85.2 sq.m. (917 sq.ft.)



First Floor

Floor area 84.3 sq.m. (907 sq.ft.)



Outbuilding

Floor area 29.4 sq.m.
(317 sq.ft.)

Total floor area: 199.0 sq.m. (2,142 sq.ft.)

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

