



50 Little Casterton Road, Stamford
£115,000

 **NEWTON FALLOWELL**

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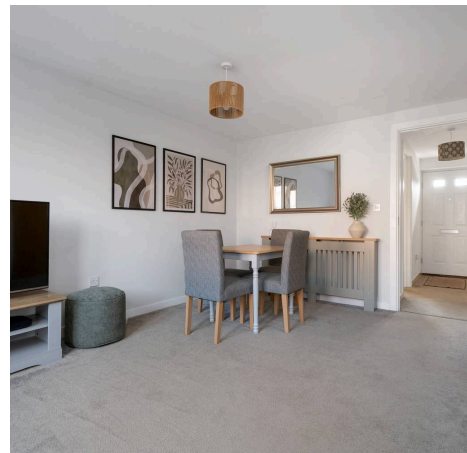
Stamford

****No Onward Chain** *Shared Ownership!*** Ideally situated in a sought-after area of Stamford, close to a range of local amenities, this superb 50% shared ownership two-bedroom modern terraced home offers stylish and well-presented accommodation throughout. Benefits include a spacious lounge/diner, contemporary kitchen, two double bedrooms, a modern three-piece bathroom, landscaped rear garden, and an allocated off-road parking space.

Arranged over two floors, the property is entered via a welcoming entrance hall with stairs rising to the first floor and access to a convenient downstairs cloakroom. The modern kitchen is fitted with a range of wall and base units along with an integrated oven and hob. To the rear of the property, the bright and spacious lounge/diner features useful under-stairs storage and French doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining.

Upstairs, the landing leads to two generously sized double bedrooms, a well-appointed family bathroom fitted with a contemporary three-piece suite and useful cupboard storage.

Externally, the front of the property benefits from a low-maintenance garden with a pathway leading to the entrance. The landscaped rear garden features a patio seating area, an attractive artificial lawn, and a rear access gate leading directly to the allocated off-road parking space and unallocated visitor parking.



**Entrance Hall**

10' 1" x 6' 8" (3.07m x 2.03m)

WC

6' 3" x 2' 10" (1.91m x 0.86m)

Lounge/Diner

14' 10" x 13' 11" (4.52m x 4.24m)

Kitchen

9' 7" x 6' 10" (2.92m x 2.08m)

Landing

6' 3" x 5' 5" (1.91m x 1.65m)

Bedroom One

14' 0" x 10' 4" (4.27m x 3.15m)

Bedroom Two

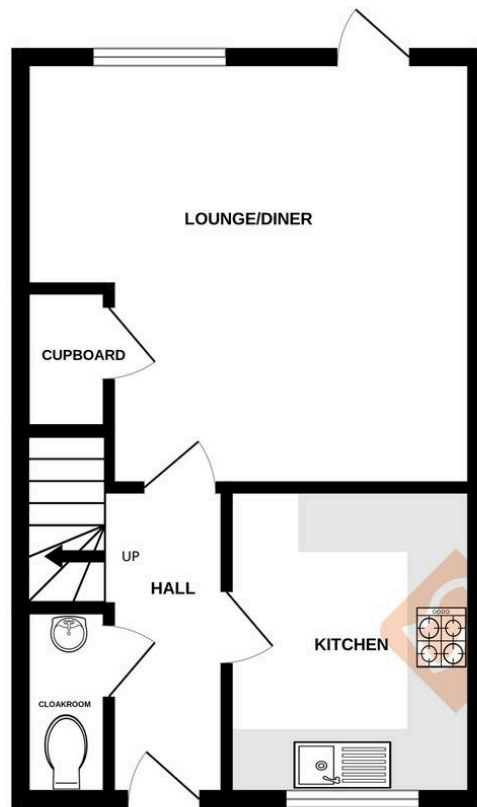
14' 2" x 7' 4" (4.32m x 2.24m)

Bathroom

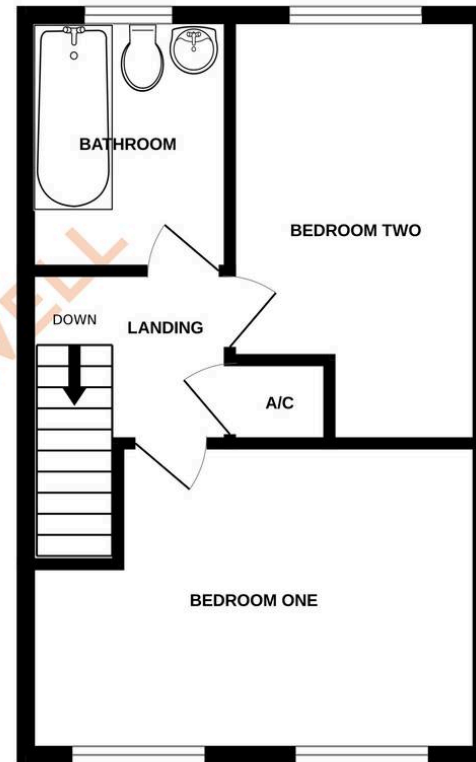
8' 3" x 6' 3" (2.51m x 1.91m)



GROUND FLOOR



1ST FLOOR



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 · newtonfallowell.co.uk/stamford