



**Casterton Road, Stamford, PE9**

**FOR SALE**

Guide Price

**£650,000 - £675,000**



**Council Tax Band:** D    **Tenure:** Freehold    **Property Type:** Semi Detached House

**Bedrooms:** 4    **Bathrooms:** 2    **Receptions:** 3

**This beautifully presented residence offers elegant and highly versatile accommodation arranged across two floors, combining charming original features with thoughtfully updated interiors. Set behind a generous gravel driveway providing ample off-road parking and EV charging, the property enjoys an enviable position with an exceptionally large rear garden creating a wonderful sense of space and privacy.**

Ideally situated within comfortable walking distance of Stamford's renowned town centre, the home benefits from easy access to the excellent range of independent shops, cafés, restaurants and everyday amenities that make the town so desirable.

The property has been meticulously maintained and benefits from an Energy Performance Rating of C, FTTP broadband, mains gas and electricity, along with recently installed windows, doors, shower room and bathroom.

Entering through the original front door, a welcoming and spacious hallway immediately sets the tone, complete with attractive Minton-style tiled flooring. A convenient cloakroom positioned beneath the staircase provides a WC and wash hand basin.

To the front of the property, the elegant dining room features a striking square bay window overlooking the driveway and a sandstone fireplace housing an open fire, creating a beautiful focal point. Thanks to the flexibility of the layout, this room could equally serve as a formal sitting room, family room or playroom depending on individual requirements.

Towards the rear of the home lies a warm and inviting kitchen, fitted with an excellent range of wall and base cabinetry alongside a central island ideal for informal dining and entertaining. The kitchen is centred around a gas-fired Aga, creating a natural gathering point, while French doors open directly onto the patio area, allowing natural light to flood the room and providing a seamless connection to the garden beyond. There is also space for additional appliances.

The kitchen flows effortlessly into a cosy yet light-filled snug, complete with a wood-burning stove and warm oak flooring, offering an inviting space to relax. This adaptable room could also function as a dining area if desired.

From here, the home opens into a beautiful orangery, arguably one of the most impressive spaces within the property. A striking lantern roof fills the room with natural light, while two sets of French doors frame views of the garden and terrace, creating a wonderful setting for both everyday living and entertaining.



The first floor provides four well-proportioned double bedrooms, two of which retain their original period fireplaces, adding further character and charm.

To the front of the property is a stylishly appointed shower room, recently redecorated and fitted with a shower enclosure, WC, wash hand basin and decorative patterned tiled flooring.

At the rear sits a beautifully finished family bathroom, featuring half-tiled walls, a freestanding claw-foot bath with rainfall shower over, a fitted WC and wash hand basin, again complemented by attractive patterned flooring.

Externally, the property is set well back from the road beyond a large shingle driveway providing extensive parking for multiple vehicles, with EV charging point and access to the garage, which comfortably accommodates a car.

To the rear lies a wonderful and mature garden, offering a high degree of privacy and space. A stone terrace provides the perfect area for outdoor dining and entertaining, leading onto a substantial lawn bordered by established trees and hedging. Beyond this, a shingle and parterre garden offers further versatility and could be utilised as a productive vegetable garden, ornamental space or a discreet children's play area.

### **The Location - Why Stamford?**

Stamford is renowned for its timeless Georgian architecture, charming streetscapes, and vibrant independent scene, effortlessly blending historic character with modern convenience. From riverside strolls along the Welland to exploring the weekly market or attending performances at Stamford Arts Centre, the town offers a rich and varied lifestyle in a picturesque setting.

### **Schools & Education**

Families are well catered for, with a selection of highly regarded primary and secondary schools within easy reach of Casterton Road. The area provides excellent educational opportunities, ensuring convenience and peace of mind for parents.

### **Transport & Connectivity**

For commuters, Stamford benefits from outstanding transport links. The train station offers direct services to Peterborough, with onward connections to London King's Cross in just over an hour. The A1 is easily accessible, providing swift journeys to Cambridge, Leicester, and Nottingham, while local bus routes connect surrounding villages and amenities.

### **Lifestyle & Leisure**

Stamford delivers a rich lifestyle for every interest. Discover the grandeur of Burghley House and its parklands, enjoy dining at the town's acclaimed restaurants, or take a leisurely walk through scenic meadows. Sports enthusiasts will find a range of facilities, gyms, and golf courses, making it a location that truly combines heritage, convenience, and recreational opportunities.

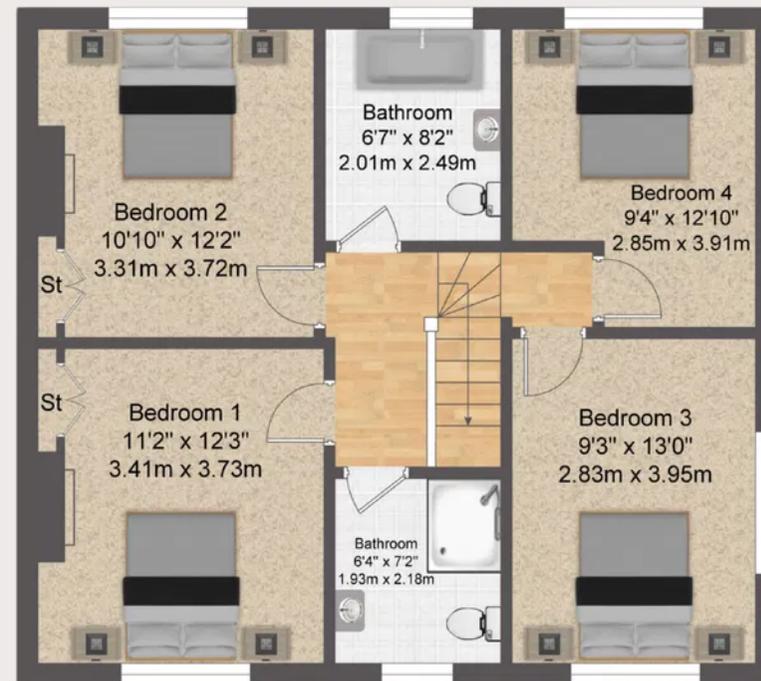
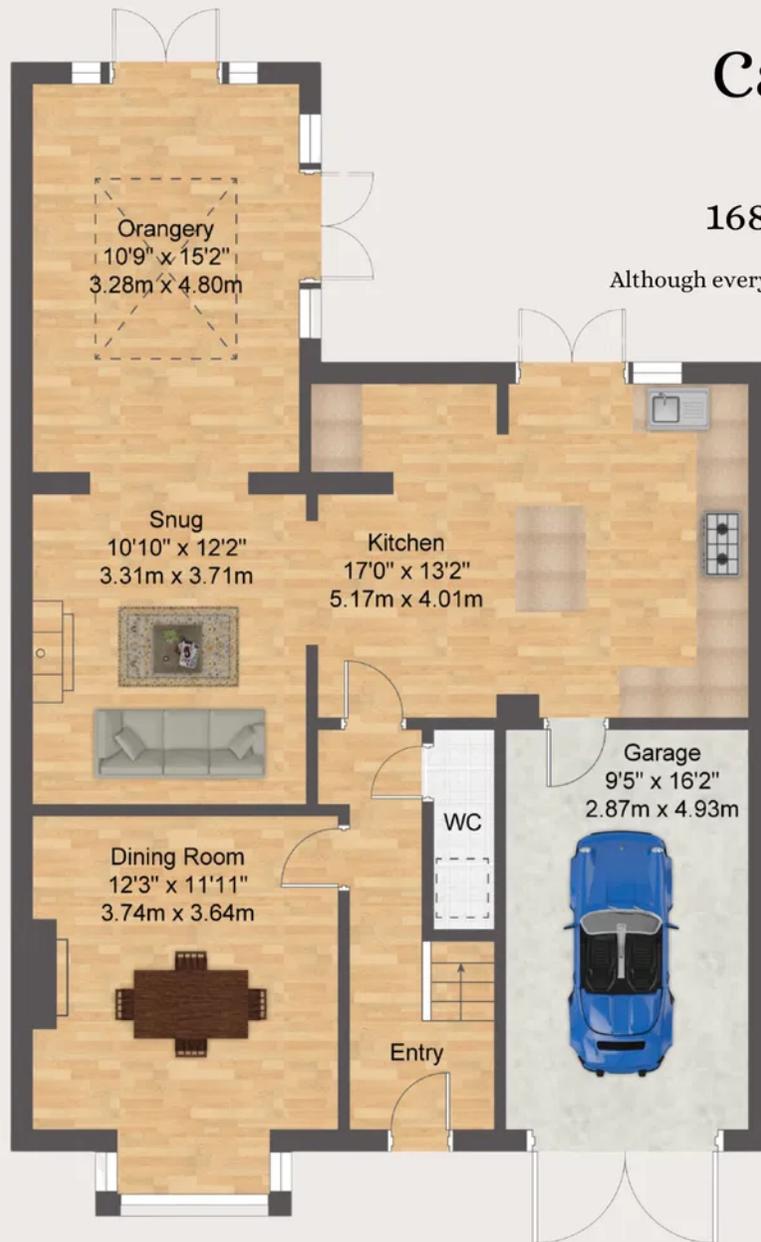




# Casterton Road, Stamford

Approximate Gross Internal Area  
1686 sq ft - 156.6 sq m (Including Garage)

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.



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