



High Crescent, Great Casterton

 **NEWTON FALLOWELL**



Key Features

- No Onward Chain
- Spacious One Bedroom Bungalow
- Cul De Sac Location
- In Need of Renovation and Works
- South Facing Rear Garden
- Sought After Village within Close Proximity to Stamford
- Council Tax Band - A
- EPC Rating C
- Freehold

£140,000





No Onward Chain Nestled at the end of a quiet cul-de-sac in a highly sought-after village, this one-bedroom bungalow presents an excellent opportunity for those looking to modernise and add their own touch.

The accommodation comprises an entrance porch leading into a bright living room with a rear-facing window overlooking the garden. A galley-style kitchen provides access to the bedroom and a modern three-piece bathroom.

Externally, the property benefits from a front storage cupboard housing the boiler and a generous, south-facing rear garden—mainly laid to lawn and offering excellent privacy. On-street and communal parking are available nearby.



Porch 1.15m x 1.55m (3'10" x 5'1")

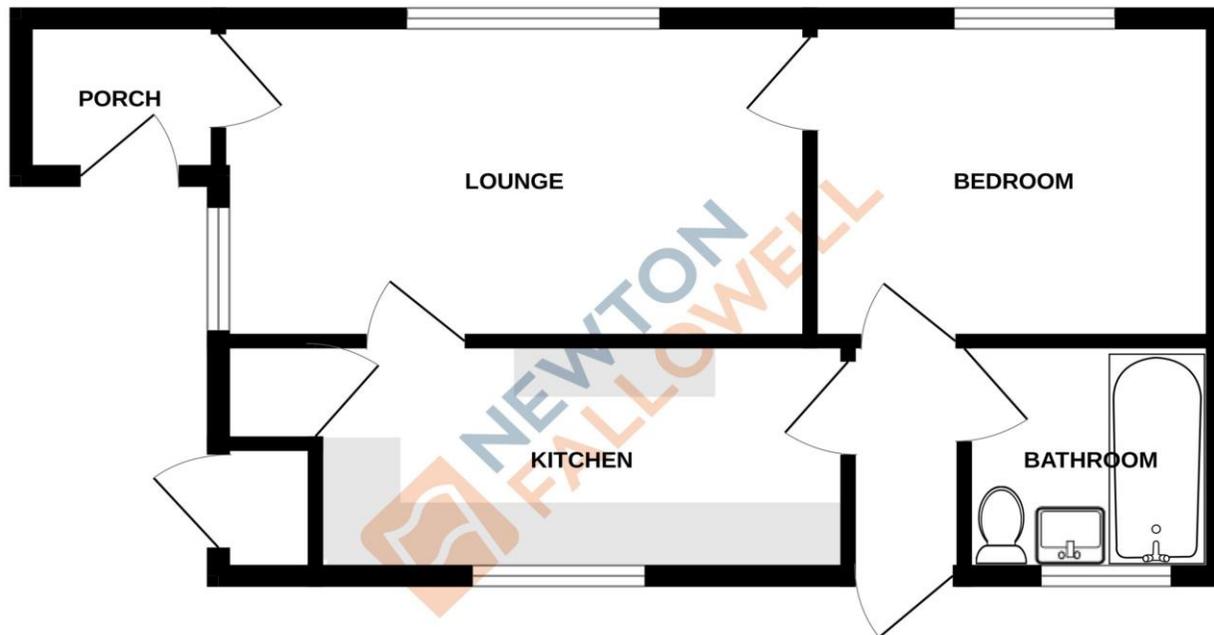
Kitchen 4.2m x 1.8m (13'10" x 5'11")

Lounge 3.6m x 4.55m (11'10" x 14'11")

Bedroom 3.6m x 3.02m (11'10" x 9'11")

Bathroom 1.97m x 1.95m (6'6" x 6'5")

GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: A

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.