



Little Casterton Road, Stamford

 **NEWTON FALLOWELL**



Key Features

- Extended Three Bedroom Town House
- Great Downstairs Living Accomadtion
- Great Location, Close Proximity to Stamford Town Centre
- Landscaped Low Maintenance Rear Garden
- Ample Off Road Parking and Single Garage
- Three Double Bedrooms with Fitted Storage
- Council Tax Band - C
- EPC Rating - C
- Freehold

Offers in excess of £350,000





Newton Fallowell are delighted to present this beautifully extended three-bedroom townhouse, offering stylish modern living and generous accommodation throughout. Featuring three spacious double bedrooms—all with fitted wardrobes—this impressive home also benefits from off-road parking and a single garage.

Upon entering, you are greeted by a large entrance hall providing access to the ground floor reception rooms, first-floor landing, and a convenient WC. To the right, the recently fitted modern kitchen boasts a range of integrated appliances and sleek finishes. To the rear of the property lies the true heart of the home—a stunning open-plan living and dining area enhanced by a single-storey extension, complete with a skylight and bi-fold doors that flood the space with natural light.

The first floor comprises two well-proportioned double bedrooms, each featuring built-in storage, along with a contemporary family bathroom. The top floor is dedicated to the principal bedroom, offering ample fitted storage and a modern en-suite shower room.

Externally, the property enjoys excellent off-road parking and a single garage, ideal for additional storage. The landscaped rear garden includes a stylish patio area directly outside the bi-fold doors, steps leading to an artificial lawn, and a convenient side access gate.





Entrance Hall 1.1m x 4.62m (3'7" x 15'2")

WC 0.85m x 1.89m (2'10" x 6'2")

Kitchen 4.63m x 2.47m (15'2" x 8'1")

Lounge 3.35m x 4.48m (11'0" x 14'8")



Dining Room 3.25m x 3.46m (10'8" x 11'5")

Bedroom One 3.37m x 4.43m (11'1" x 14'6")

En-Suite 2.61m x 2.65m (8'7" x 8'8")

Bedroom Two 4.47m x 3.06m (14'8" x 10'0")

Bedroom Three 2.35m x 3.38m (7'8" x 11'1")

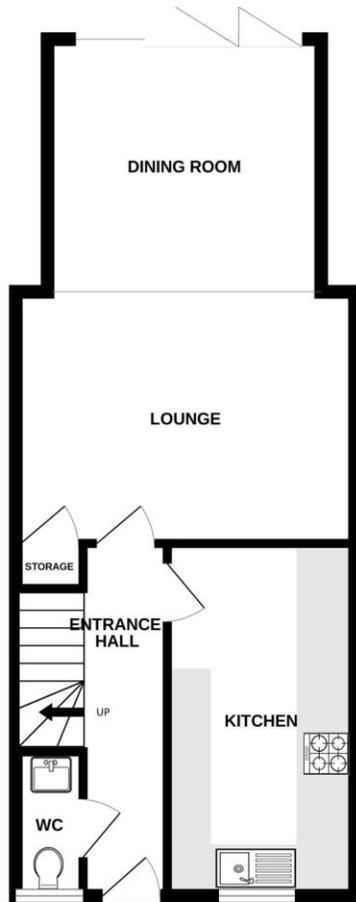


Family Bathroom 2.03m x 1.92m (6'8" x 6'4")





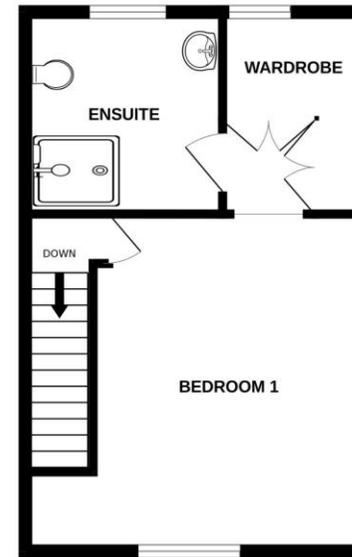
GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



2ND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.1 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		WWW.EPC4U.COM	

COUNCIL TAX INFORMATION:
Local Authority: South Kesteven
Council Tax Band: C

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.