



Rosamundi, Little Casterton
Offers in excess of £425,000

 **NEWTON FALLOWELL**

Rosamundi

Little Casterton, Stamford

No Onward Chain Situated down a private cul-de-sac in the highly sought-after village of Little Casterton, just a couple of minutes from Stamford, this impressive three-bedroom detached bungalow offers excellent scope and potential. Upon entering the property, you are welcomed by a spacious entrance hall providing access to the main reception areas and all three bedrooms. The first room encountered is a generous dual-aspect living room, featuring a charming fireplace and a stunning bay window that allows plenty of natural light.

Further through the property is a well-proportioned kitchen breakfast room, which leads into a separate utility room with a rear access door.

The bungalow benefits from three double bedrooms, with the principal bedroom offering fitted storage and a walk-in shower en-suite. The accommodation is completed by a family bathroom.

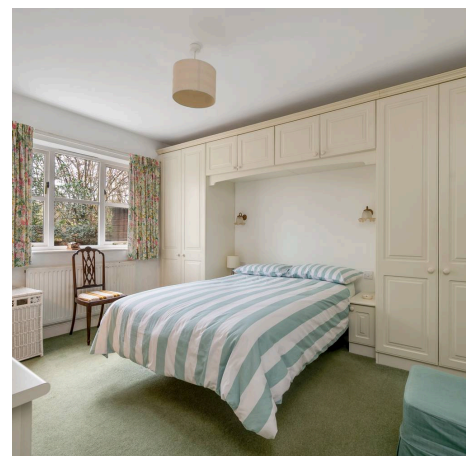
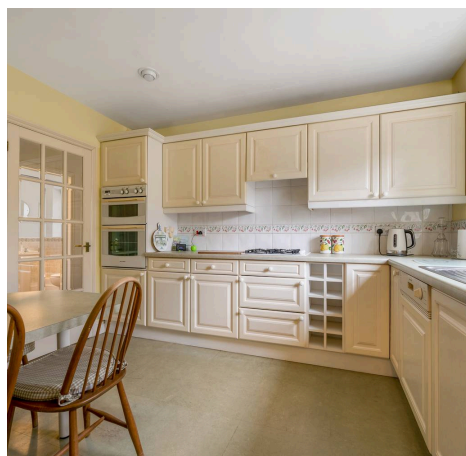
Externally, the property enjoys a generous wraparound plot, benefiting from off-road parking and a single garage with a rear personal door. The garden is designed for low maintenance, featuring patio and gravelled areas, complemented by mature borders and attractive red brick walls around the perimeter.

The property also backs onto beautiful open fields, perfect for walking or enjoying the surrounding Lincolnshire countryside.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance hall

4' 0" x 18' 10" (1.23m x 5.75m)

Lounge/Diner

17' 7" x 23' 5" (5.36m x 7.15m)

Kitchen Breakfast room

11' 4" x 9' 1" (3.46m x 2.76m)

Utility room

6' 6" x 9' 5" (1.99m x 2.87m)

Bedroom one

13' 6" x 11' 6" (4.12m x 3.51m)

En-Suite

7' 8" x 5' 7" (2.33m x 1.70m)

Bedroom two

9' 1" x 10' 10" (2.77m x 3.30m)

Bedroom three

9' 5" x 8' 2" (2.87m x 2.48m)

Bathroom

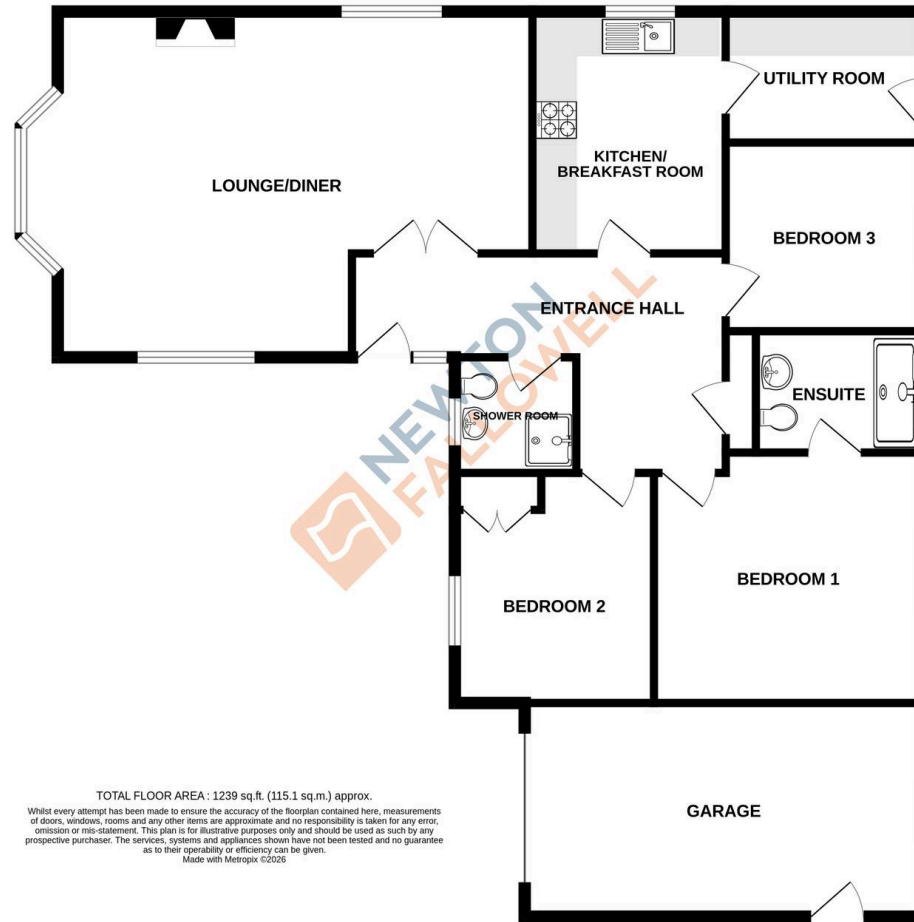
6' 3" x 5' 6" (1.91m x 1.67m)

Garage

9' 10" x 18' 11" (3.00m x 5.77m)



GROUND FLOOR
1239 sq.ft. (115.1 sq.m.) approx.



TOTAL FLOOR AREA: 1239 sq.ft. (115.1 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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