

111 Casterton Road, Stamford

£385,000

NEWTON FALLOWELL

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Stamford

Newton Fallowell are delighted to offer this beautifully presented three-bedroom detached family home, situated in a highly sought-after location. Having been modernised throughout, the property boasts a recently fitted kitchen and contemporary shower room, ample off-road parking, and a generous south-facing rear garden complete with a versatile outbuilding.

The property is arranged over two floors, entering via the entrance hall which offers great flow downstairs by connecting the living room, kitchen breakfast room and the downstairs cloakroom. The large living room hosts an abundance of living space and a feature fireplace in the centre. Double doors to end of the living room lead into the sun lit conservatory which enjoys views over the garden. Completing downstairs is the newly re fitted kitchen breakfast room with an array of modern units. To the first floor, the landing connects three well pro portioned bedrooms and the modern three piece shower room.

Outside to the front an inset foot path leads to the front door accompanied by a well maintained garden with an array of mature shrubbery borders. To the side is the driveway creating ample off road parking and leads down the side of the property past double gates. The rear garden is fully enclosed and benefits from a southern aspect, a patio seating area, generous lawn arear and mature shrubbery borders.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



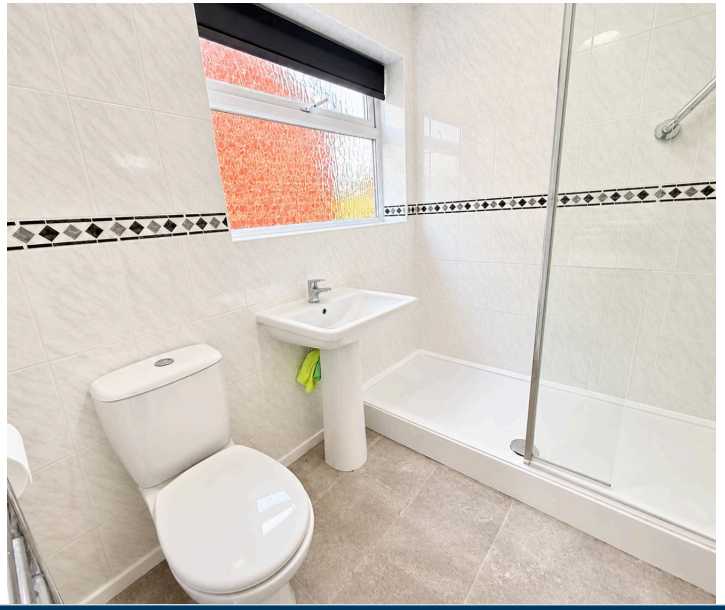












Entrance Hall

Cloakroom

Living Room

Kitchen Breakfast Room

Conservatory

Landing

Bedroom One

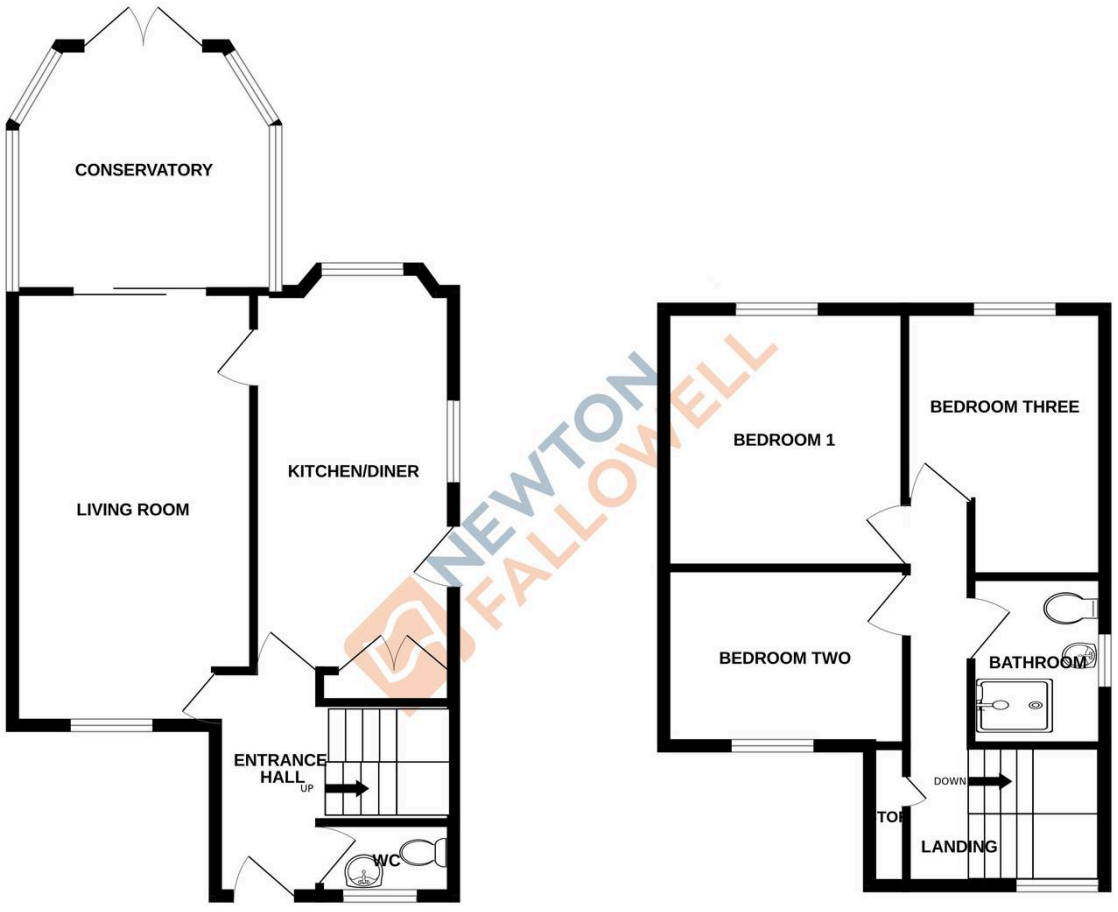
Bedroom Two

Bedroom Three

Shower Room

GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.

1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.4 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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