



Rosamundi, Little Casterton

 **NEWTON FALLOWELL**

3 2 1

## Key Features

- Spacious Three Bedroom Detached Bungalow
- No Onward Chain
- Fields to the Rear
- Off Road Parking and Single Garage
- Idyllic Village Location
- Council Tax Band - E
- EPC Rating D
- Freehold

£435,000





**\*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.





Entrance Hall 1.23m x 5.75m (4'0" x 18'11")

Lounge/Diner 5.36m x 7.15m (17'7" x 23'6")

Kitchen Breakfast Room 3.46m x 2.76m (11'5" x 9'1")

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

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

En-Suite 2.33m x 1.7m (7'7" x 5'7")

Bedroom Two 2.77m x 3.3m (9'1" x 10'10")

Bedroom Three 2.87m x 2.48m (9'5" x 8'1")

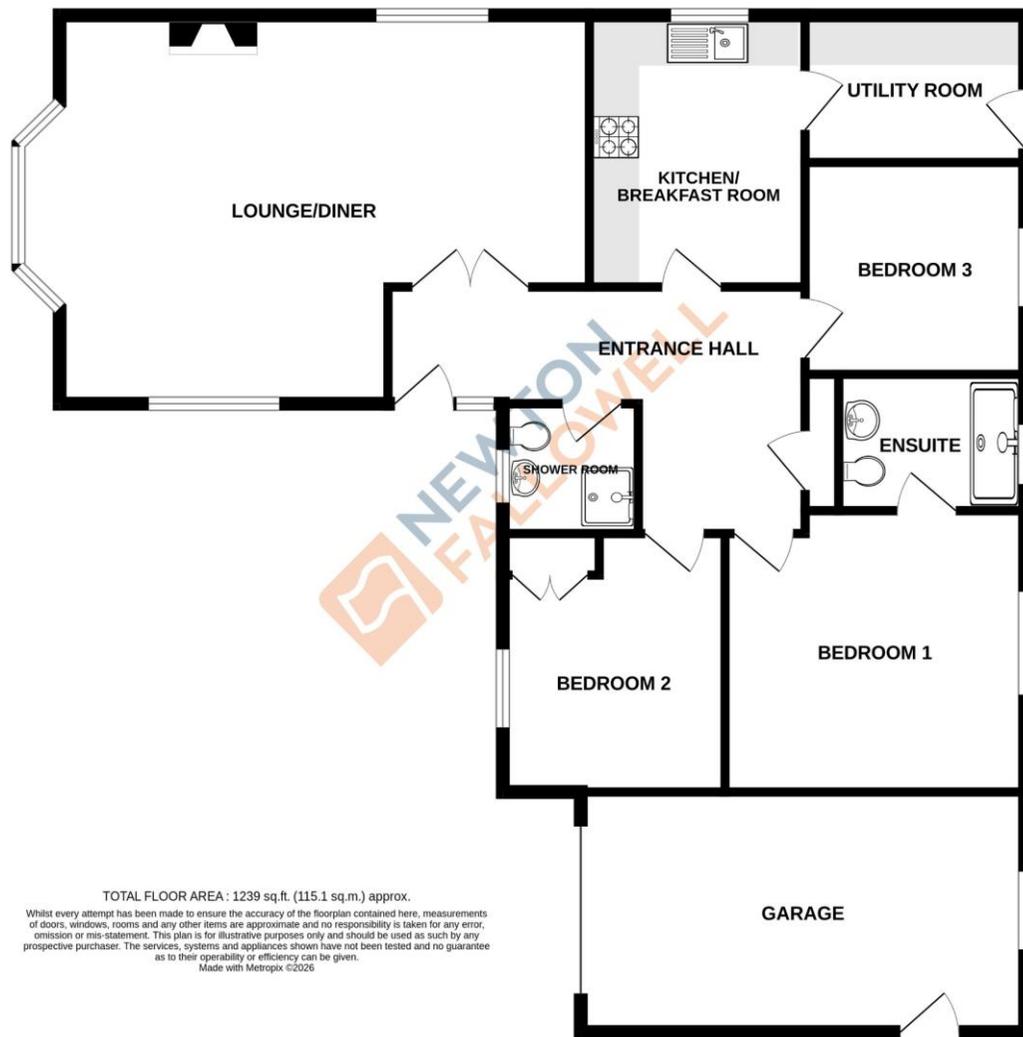
Bathroom 1.91m x 1.67m (6'4" x 5'6")

Garage 3m x 5.77m (9'10" x 18'11")



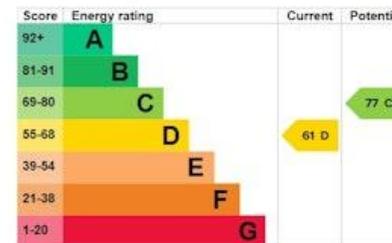


GROUND FLOOR  
1239 sq.ft. (115.1 sq.m.) approx.



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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**COUNCIL TAX INFORMATION:**

Local Authority: Rutland Country Council  
Council Tax Band: E

**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.