



**Casterton Road,**  
Stamford, PE9 2YL

**NEWTON**FALLOWELL 

Casterton Road,  
Stamford, PE9 2YL  
£595,000 Freehold

**\*NO ONWARD CHAIN\*** A lovely extended three bedroom detached house sitting prominently in a popular area of Stamford, only a five-minute walk to the town centre. The property benefits from a stunning open plan kitchen diner/Family room, large living room with bay window, modern bathroom, utility room, enclosed rear garden and a detached double garage.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor. The entrance hall connects the downstairs cloakroom, living room and kitchen. The living room has an abundance of natural light thanks to the large bay window and a feature fireplace. The open plan kitchen diner features an array of modern units, integrated appliances, granite worktops and access into the extended family room with two sky lights and bi folding doors which open out onto the patio. Completing downstairs is a separate utility room which can be accessed from the kitchen. To the first floor, the landing connects two well balanced double bedrooms, a further single bedroom and a modern four-piece bathroom with free standing bath and walk in shower. The master bedroom also enjoys a lovely bay window overlooking Stamford.

Outside to the front an inset footpath leads to the front door accompanied on both sides by a well-maintained garden with mature shrubbery. The rear garden is split into three tiers, featuring a patio seating area, lawned garden and a further artificial lawn area. To the back of the garden is the detached double garage and ample off-road parking which can be accessed off Radcliffe Road.



**Entrance Hall**

15'5 x 7 (4.70m x 2.13m)

**Cloakroom**

5'5 x 2'3 (1.65m x 0.69m)

**Living Room**

16'1 narrowing to 13'11 x 12'8 (4.90m narrowing to 4.24m x 3.86m)

**Kitchen**

17'2 narrowing to 9'1 x 15'11 narrowing to 9 (5.23m narrowing to 2.77m x 4.85m narrowing to 2.74)

**Dining Room**

12'6 x 12'3 (3.81m x 3.73m)

**Family Room**

14'2 x 12'3 (4.32m x 3.73m)

**Utility Room**

9'2 x 6'5 (2.79m x 1.96m)

**Landing**

7'3 x 7 (2.21m x 2.13m)

**Bedroom One**

16'1 narrowing to 13'11 x 12'8 (4.90m narrowing to 4.24m x 3.86m)

**Bedroom Two**

12'8 x 12'5 (3.86m x 3.78m)

**Bedroom Three**

9'8 x 7 (2.95m x 2.13m)

**Bathroom**

9'1 x 7 (2.77m x 2.13m)

**Double Garage**

19'1 x 18'8 (5.82m x 5.69m)



| Energy Efficiency Rating                                   |           | Environmental Impact (CO <sub>2</sub> ) Rating                                  |           |
|--|-----------|---|-----------|
| Current  | Potential | Current   | Potential |
| Very energy efficient - lower energy costs<br>82 (91-91) A |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>82 (91-91) A |           |
| 81 (91-91) B   |           | 81 (91-91) B  |           |
| 80 (91-91) C   |           | 80 (91-91) C  |           |
| 79 (91-91) D   |           | 79 (91-91) D  |           |
| 78 (91-91) E   |           | 78 (91-91) E  |           |
| 77 (91-91) F   |           | 77 (91-91) F  |           |
| 76 (91-91) G   |           | 76 (91-91) G  |           |
| Not energy efficient - higher energy costs<br>64 (64-64) G | 80        | Not environmentally friendly - higher CO <sub>2</sub> emissions<br>64 (64-64) G |           |

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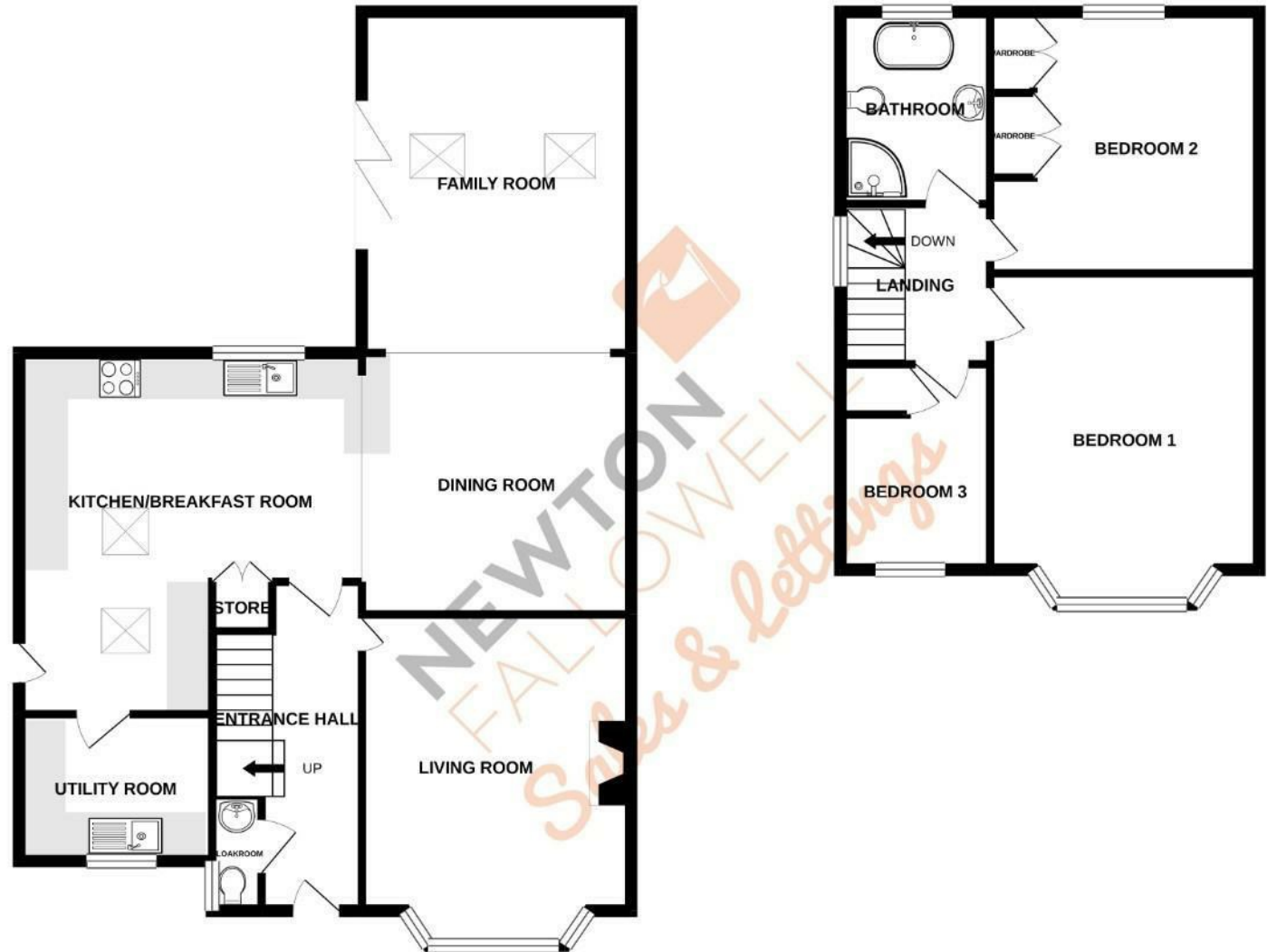
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**GROUND FLOOR**  
939 sq.ft. (87.2 sq.m.) approx.

**1ST FLOOR**  
527 sq.ft. (49.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1466 sq.ft. (136.2 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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