



34 Little Casterton Road, Stamford, Lincolnshire, PE9 1BE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

A spacious extended family home that comes with two reception rooms, a generous L-shaped kitchen diner and four good sized bedrooms. The property provides easy access to the town centre as well as local amenities and schooling.

Accommodation comprises: - Entrance hall, cloakroom, sitting room, family room, L-shaped kitchen diner, landing with study area, Master bedroom, Guest bedroom with en-suite, two further bedrooms and a family bathroom.

The kitchen diner has uPVC patio doors that open onto the south west facing patio which in turn leads to a lawn garden and tandem garage. There is gas fired central heating and owned solar panels. To the front of the property is block paved, off street parking.

Viewing is highly recommended.

Guide price £350,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Extended semi-detached family home
- Two reception rooms & spacious kitchen diner
- Gas fired central heating
- Tandem garage & off street parking
- EPC -
- Four bedrooms
- Guest Bedroom with en-suite
- Generous south west facing patio & lawn garden
- Close to local amenities
- Viewing highly recommended



ACCOMMODATION:

Entrance Hall

Cloakroom

Sitting Room
4.27m x 3.91m (14' x 12'10)

Family Room
3.91m x 3.61m (12'10 x 11'10)

Kitchen Diner
6.88m max, 2.90m min x 6.50m max, 3.23m min
(22'7 max, 9'6 min x 21'4 max, 10'7 min)

Landing

Master Bedroom
3.91m x 3.66m (12'10 x 12)

Guest Bedroom
4.70m x 2.90m (15'5 x 9'6)

En-suite
1.91m x 1.70m (6'3 x 5'7)

Bedroom Three
4.24m x 3.23m (13'11 x 10'7)

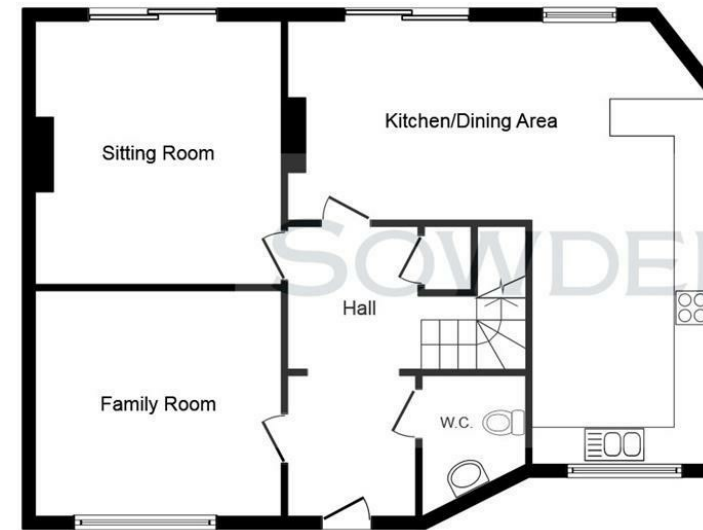
Bedroom Four
3.23m x 2.41m (10'7 x 7'11)

Family Bathroom
2.16m x 1.80m (7'1 x 5'11)

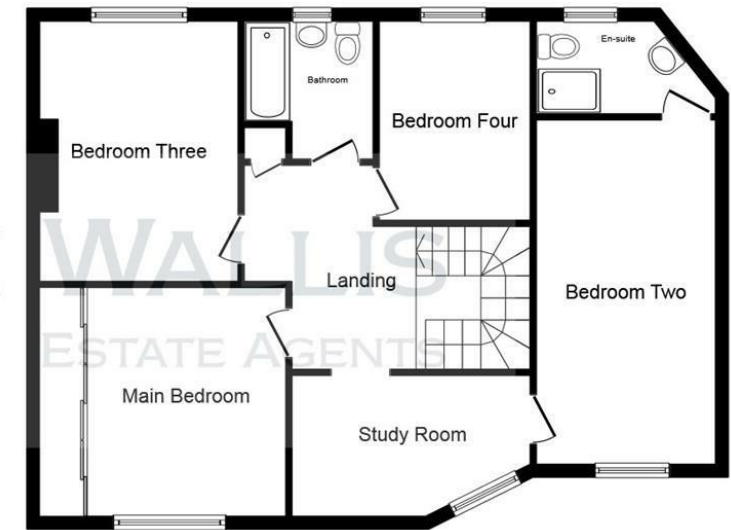
Study Area
3.20m x 2.39m max (10'6 x 7'10 max)

Tandem Garage
7.92m x 3.40m (26' x 11'2)

FLOOR PLAN:



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.