



**Little Casterton Road
Stamford PE9 1BE**

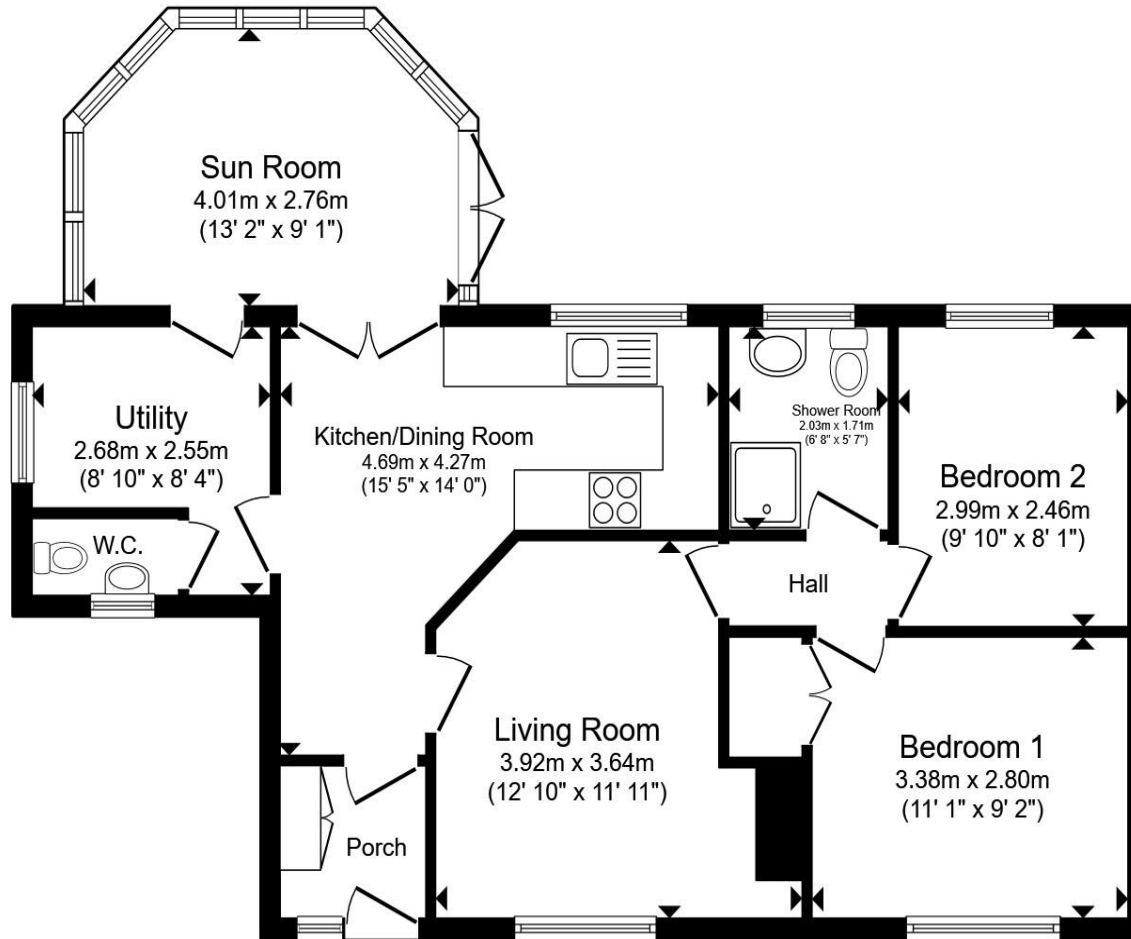


KNIGHT
PARTNERSHIP

Welcome to **Little Casterton Road**

Situated in a popular and convenient location close to a range of local amenities and the town centre, this beautifully presented semi-detached bungalow offers well-proportioned and versatile accommodation throughout.





Porch

Living Room

12' 10" x 11' 11" (3.91m x 3.63m)

Kitchen Dining Room

15' 5" x 14' (4.70m x 4.27m)

Sun Room

13' 2" x 9' 1" (4.01m x 2.77m)

Utility Room

8' 10" x 8' 4" (2.69m x 2.54m)

Cloakroom

Bedroom One

11' 1" x 9' 2" (3.38m x 2.79m)

Bedroom Two

9' 10" x 8' 1" (3.00m x 2.46m)

Shower Room

6' 8" x 5' 7" (2.03m x 1.70m)

Total floor area 61.3 sq.m. (659 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Welcome to

Little Casterton Road

- Well-presented semi-detached bungalow
- Two bedrooms
- Popular location close to local amenities and the town centre
- Living room with wood burner
- Kitchen dining room and sun room
- Block paved driveway providing off road parking
- Solar panels

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

The property features a welcoming living room with a wood-burning stove, creating a cosy and inviting space. The kitchen/dining room is fitted with a range of modern units and integrated appliances, including an oven and hob, and fridge freezer. A sun room extends from the kitchen and provides a pleasant additional living space with direct access to the rear garden. Also accessed from the kitchen are a useful utility room and cloakroom.

An inner hall leads to two bedrooms, with the principal bedroom benefiting from built-in wardrobes, together with a modern shower room.

Externally, the property benefits from solar panels and is approached via a block-paved driveway providing off-road parking, with a lawned front garden. To the rear is a well-maintained lawned garden with patio seating area and attractive planters, providing an ideal space for outdoor entertaining and relaxation.

£350,000



Please note the marker reflects the
postcode not the actual property

 **01780 765060**

 mailroom@knightpartnership.com

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 **knightpartnership.com**

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Property Ref:
SMD102079 - 0002



KNIGHT
PARTNERSHIP