

Casterton Road Stamford, PE9 2YL

Occupying a magnificent mature plot approaching a third of an acre, this beautifully and much improved detached family home combines elegant presentation with versatile living space in one of Stamford's most desirable locations. Extending to approximately 1,881 sq ft, the property offers five bedrooms, exceptional open-plan living, extensive parking, a detached double garage and stunning landscaped gardens rarely found so close to the town centre.

£945,000

Casterton Road

Stamford, PE9 2YL



- Substantial detached family home in a highly regarded Stamford location
- Five bedrooms
- Mature South Facing gardens extending to approximately 0.3 acres (STS)
- Approximately 1,881 sq ft of well-balanced accommodation
- Versatile reception rooms suited to modern family living and home working
- Extensive gravelled driveway and detached double garage
- Outstanding open-plan kitchen dining room overlooking the gardens
- Contemporary bathroom, shower room and separate utility
- Please see attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

13'6" x 7'10" (4.11m x 2.39m)

Living Room

16'4" x 13'7" (4.98m x 4.14m)

Hallway

12'3" x 8'0" (3.73m x 2.44m)

Kitchen/Dining/Family Room

Kitchen/Dining Room

9'9" x 21'0" (2.97m x 6.40m)

Family Room

9'9" x 12'3" (2.97m x 3.73m)

Hobby Room

12'2" x 7'5" (3.71m x 2.26m)

Utility Room

8'2" x 7'5" (2.49m x 2.26m)

Shower Room

4'10" x 7'5" (1.47m x 2.26m)

First Floor Landing

15'6" x 7'11" (4.72m x 2.41m)

Bedroom 1

13'10" x 13'5" (4.22m x 4.09m)

Bedroom 2

11'10" x 13'5" (3.61m x 4.09m)

Bedroom 3

12'8" x 7'5" (3.86m x 2.26m)

Bedroom 4/Dressing Room

8'10" x 7'11" (2.69m x 2.41m)

Family Bathroom

9'4" x 7'4" (2.84m x 2.24m)

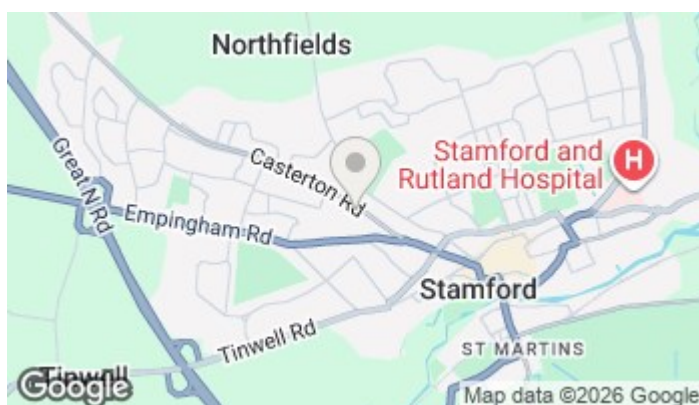
Second Floor Landing

Bedroom 5

13'7" x 12'2" (4.14m x 3.71m)

En Suite

5'7" x 4'6" (1.70m x 1.37m)

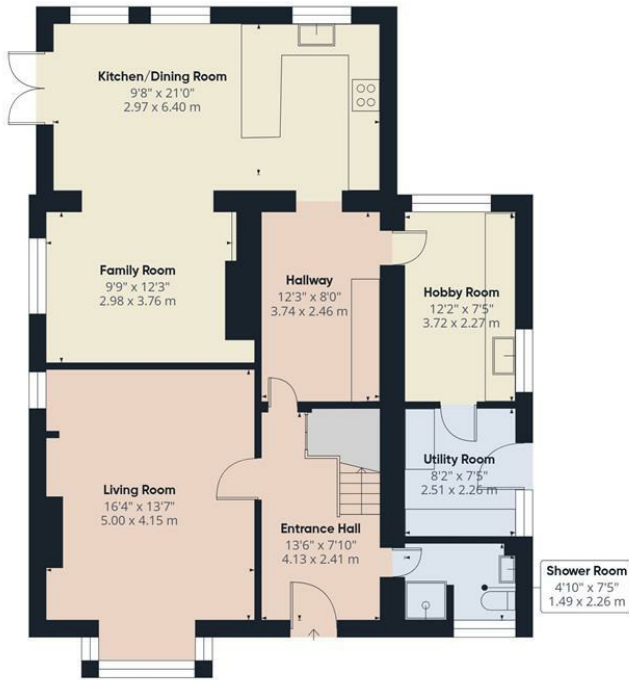


Directions

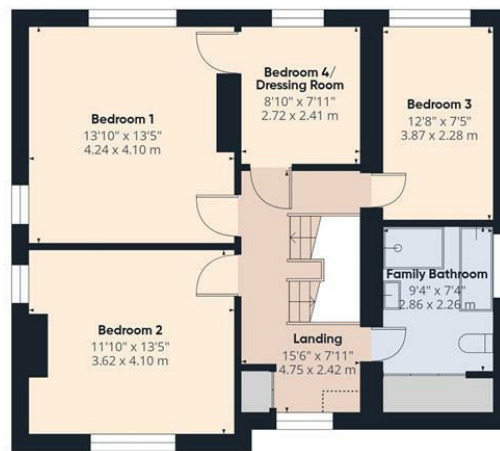
Please use postcode PE9 2YL for Sat-Nav assistance. Stamford is widely regarded as one of England's finest stone towns, offering a blend of historic character, boutique shopping, cafés, restaurants, and excellent schooling. Casterton Road enjoys convenient access to everyday amenities and commuter routes including the A1.



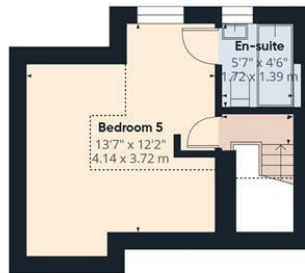
Floor Plan



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1881 ft²

174.8 m²

Reduced headroom

100 ft²

9.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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	