



Casterton Road Stamford, PE9 2UE

Extremely well presented 3/4-bedroom, 3 reception room, detached family home, which has been finished to a high standard and is set on one of Stamford's most prestigious roads, within walking distance of the Town centre. The present owners have much improved the property, and made the most of the accommodation on offer to create a one of a kind family home.

£675,000

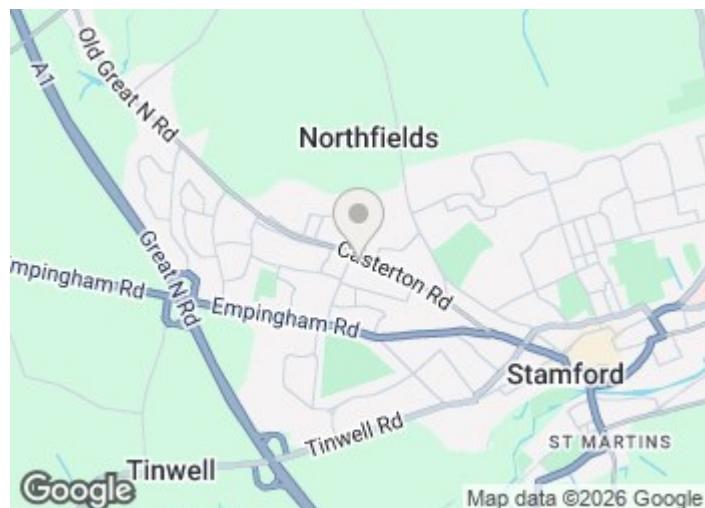
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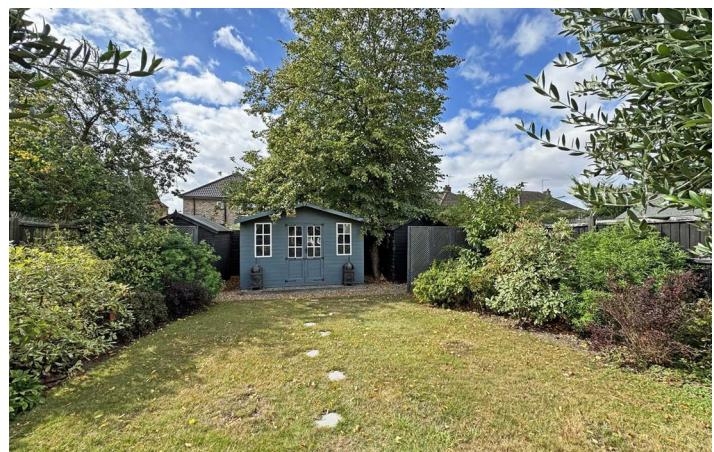
- Established Detached Family Home
- 3 Reception Rooms
- Master Suite including Dressing Room & En Suite Bathroom
- Extremely Versatile Accommodation
- South Facing Rear Garden
- Driveway Parking for 2/3 Vehicles
- 3/4 Double Bedrooms
- Beautifully Presented Throughout
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall	Kitchen Diner	Dressing Room/Nursery
6'2" x 14'6" (1.88m x 4.42m)	27'5" x 10'8" (8.36m x 3.25m)	6'10" x 7'7" (2.08m x 2.31m)
Office/Bedroom 4	Utility	En Suite Bathroom
8'9" x 14'10" (2.67m x 4.52m)	8'9" x 7'0" (2.67m x 2.13m)	8'6" x 6'8" (2.59m x 2.03m)
Living Room	Cloakroom	Bedroom 2
11'1" x 16'0" (3.38m x 4.88m)	8'9" x 3'3" (2.67m x 0.99m)	11'0" x 13'3" (3.35m x 4.04m)
Snug	Landing	Bedroom 3
9'0" x 10'2" (2.74m x 3.10m)	9'7" x 8'5" (2.92m x 2.57m)	11'0" x 11'4" (3.35m x 3.45m)
Inner Hall	Bedroom 1	Family Bathroom
8'4" x 11'10" (2.54m x 3.61m)	8'6" x 16'3" (2.59m x 4.95m)	5'10" x 6'8" (1.78m x 2.03m)
		South Facing Rear Garden



Directions

Please use the following postcode for Sat Nav guidance - PE9 2UE



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 1,024 sq.ft. FLOOR 2 642 sq.ft.
 TOTAL : 1,666 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ANTI-MONEY LAUNDERING REGULATIONS: All UK property transactions are subject to HMRC Anti-Money Laundering Regulations. As a minimum requirement, each party to a transaction must complete an Identification and Source of Funds check once an offer is accepted. These checks are carried out via our compliance partner, Guild 365, at a cost of £36 inc. VAT per person. Prompt completion will help avoid delays in agreeing the sale.

REFERRAL FEES: Goodwin Residential 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 £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	76	
(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		