goodwin

www.goodwinproperty.co.uk

8 Home Farm Close

Great Casterton, PE9 4AN

'The Barn' is a charming 3-bedroom stone property which forms part of a small and exclusive development in the heart of the popular Rutland Village of Great Casterton. Set just over 2 miles from the centre of Stamford this deceptively spacious property offers well-presented versatile accommodation throughout. The property has recently undergone an upgrade with new kitchen appliances as well as a full redecoration with new carpets.

£425,000

8 Home Farm Close

Great Casterton, PE9 4AN

3 2 2 C

- Charming 3-Bedroom Stone Property
- Close to Local Schooling
- Flexible Accomodation
- Popular Rutland Village
- 2 Reception Rooms
- Courtyard Garden & Double Garage
- Part of a Small & Exclusive Development
- Kitchen
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

Living Room
12'6" x 17'6" (3.81 x 5.33)

Dining Room
9'5" x 14'2" (2.87 x 4.32)

Kitchen
11'2" x 14'2" (3.40 x 4.32)

Cloakroom

Master Bedroom
8'4" x 12'4" (2.54 x 3.76)

En Suite

Landing

Bedroom 2
17'3" x 8'7" (5.26 x 2.62 (5.25 x 2.61))

Bedroom 3
8'6" x 8'10" (2.59 x 2.69)

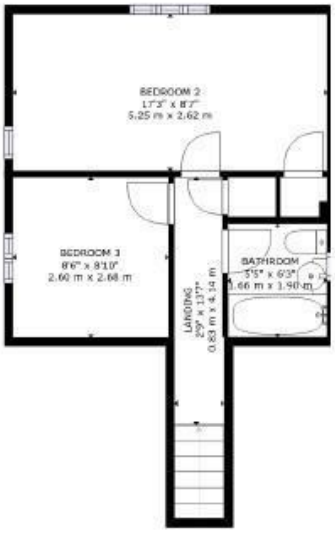
Bathroom

Double Garage
17'7" x 18'0" (5.36 x 5.49)

Directions

Please use the following postcode for Sat Nav guidance - PE9 4AN

Floor Plan

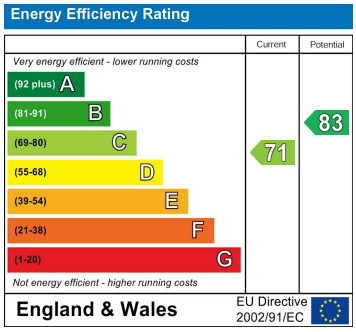


GROSS INTERNAL AREA
FLOOR 1: 20 sq. ft,2 m2, FLOOR 2: 800 sq. ft,74 m2
FLOOR 3: 333 sq. ft,31 m2, EXCLUDED AREAS:
GARAGE: 317 sq. ft,29 m2
TOTAL: 1152 sq. ft,107 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.



2-3 St Johns Street, Stamford, Lincs, PE9 2DA
Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk