



Casterton Road

Stamford, PE9 2YL

Offers Over £530,000

Richardson

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An opportunity to acquire a spacious, individually designed detached bungalow, set in a slightly elevated position just a short stroll from Stamford Town Centre. Offered with no onward chain, this appealing home was built in the late 1960s for a local family and offers great scope and flexibility for potential development to the spacious loft room, if needed, and also benefit from a number of thoughtful updates in recent years. These include a replacement gas central heating boiler, refitted kitchen, wet room and double-glazed windows throughout. The well-proportioned accommodation comprises a welcoming reception hall with built-in storage cupboards, a bright lounge opening through to a dining area, and a fitted kitchen offering a range of storage units along with built-in ovens and a gas hob. There are three generous bedrooms, two of which feature built-in wardrobes, with one also incorporating a vanity unit. A separate cloakroom sits alongside a modern three-piece wet room.

A pull-down loft ladder provides access to the partly boarded loft room which extends to approximately 1300 sqft (120 sqm) in all, enhanced by a side window and a front dormer window. This light-filled area offers excellent potential for conversion into additional bedrooms or living space, subject to the usual planning consents, making it ideal for those seeking future flexibility or expansion.

Externally, a driveway to the side provides off-road parking and leads to a detached double garage with useful eaves storage and a separate workshop area. Steps lead up to the rear terraced garden, featuring patio seating areas and raised beds, all enjoying a high degree of privacy.

Reception hall

Lounge
20'5" x 13'1" (6.24m x 4.01m)

Dining area
11'3" x 10'6" (3.44m x 3.22m)

Kitchen
14'5" x 10'9" (4.4m x 3.3m)





Bedroom
14'0" x 11'10" (4.29m x 3.63m)

Bedroom
14'0" x 12'5" max (4.29m x 3.80m max)

Bedroom
10'0" x 9'3" (3.05m x 2.84m)

Separate cloakroom

Wet room

Loft room
55'0" x 23'11" (16.78m x 7.30m)

External details

Set back in an elevated position with open plan front garden and steps leading to front door. Driveway to the side giving off road parking for vehicles and leading to a detached double garage with power and light connected. Steps up passing a small workshop and leading to the terraced rear garden with patio area and raised beds.

Tenure
Freehold

Services
All main services connected

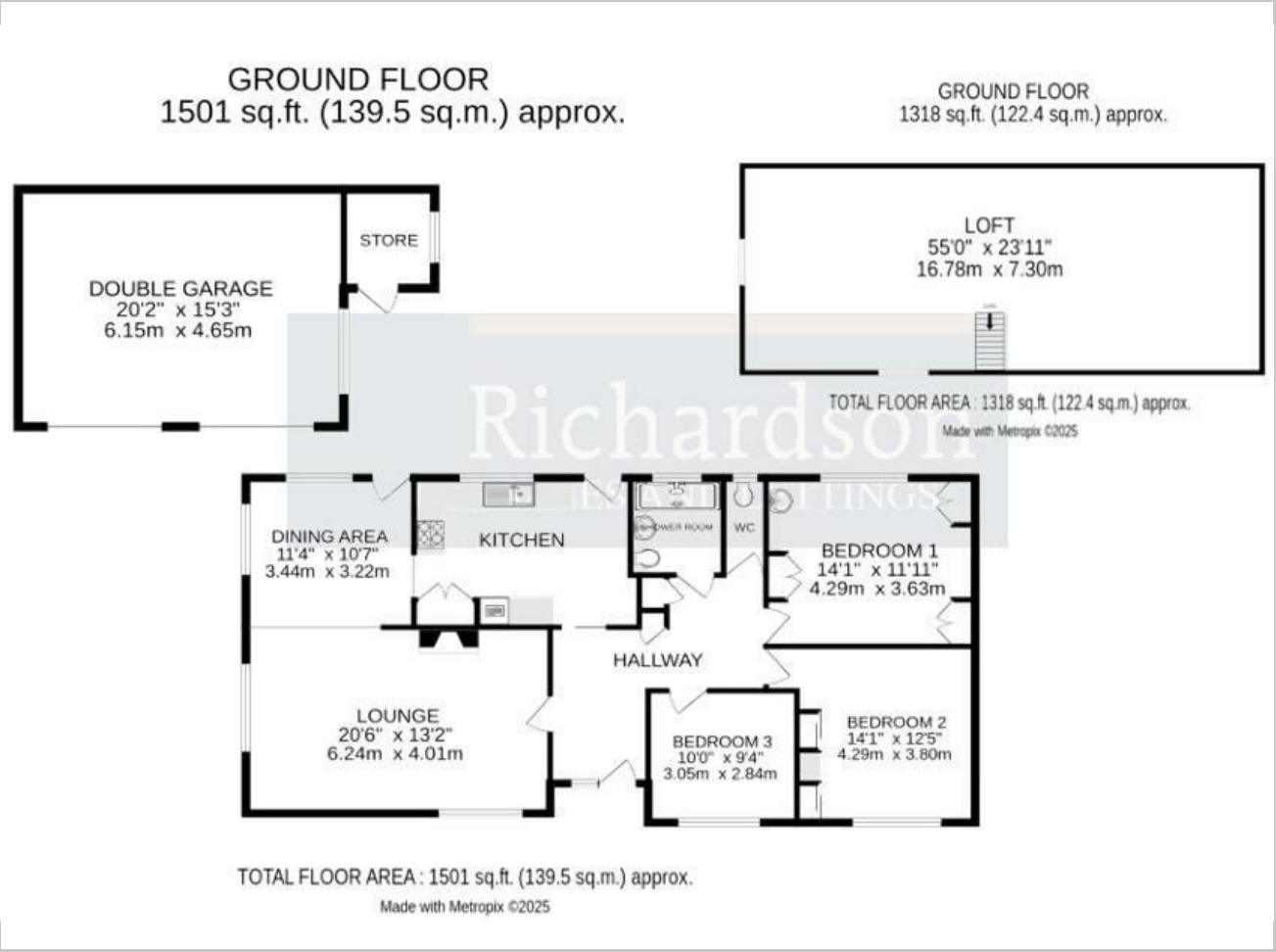
Council Tax
South Kesteven District Council Tax Band E

Communication
According to Ofcom: Ultrafast Full Fibre is available
According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone



Viewing
By telephone appointment with Richardson
post@richardsonsurveyors.co.uk

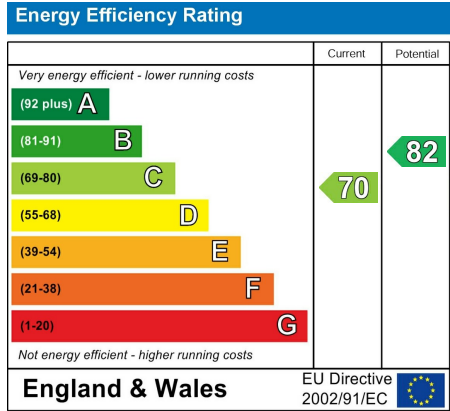
Floor Plan



Area Map



Energy Efficiency Graph



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