

18 College Close, Great Casterton, Stamford, PE9 4AW

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			
		74	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Positioned in a quiet cul de sac, in the popular village of Great Casterton, is this extended and extensively modernised family home. With three reception areas, as well as a great sized kitchen diner, this is one not to be missed!

In brief, the accommodation comprises; living room, study, kitchen/living/diner, utility, W/C, four bedrooms and a family bathroom.

To the rear is a good sized garden mainly laid to lawn with a decking seating area. To the front is a driveway with parking for 2 cars, as well as a single garage.

£1,900 PCM

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Four bedroom detached home
- Modernised and updated throughout
- Utility and W/C
- EPC: C Council Tax:

- Open plan kitchen/living room
- Living room, snug and study
- Garage, driveway and generous garden
- Deposit: £2192 Holding deposit: £438



ACCOMMODATION:

Entrance Hallway

Living Room

5.13m x 6.34m (16'9" x 20'9")

Study

2.44m x 3.63m (8'0" x 11'10")

Living Room

7.59m x 3.25m (24'10" x 10'7")

Kitchen Diner

7.59m x 3.25m (24'10" x 10'7")

Snug

2.64m x 3.10m (8'7" x 10'2")

Utility

Cloakroom

First floor landing

Bedroom

4.14m x 3.28m (13'6" x 10'9")

Bedroom

3.10m x 3.10m (10'2" x 10'2")

Bedroom

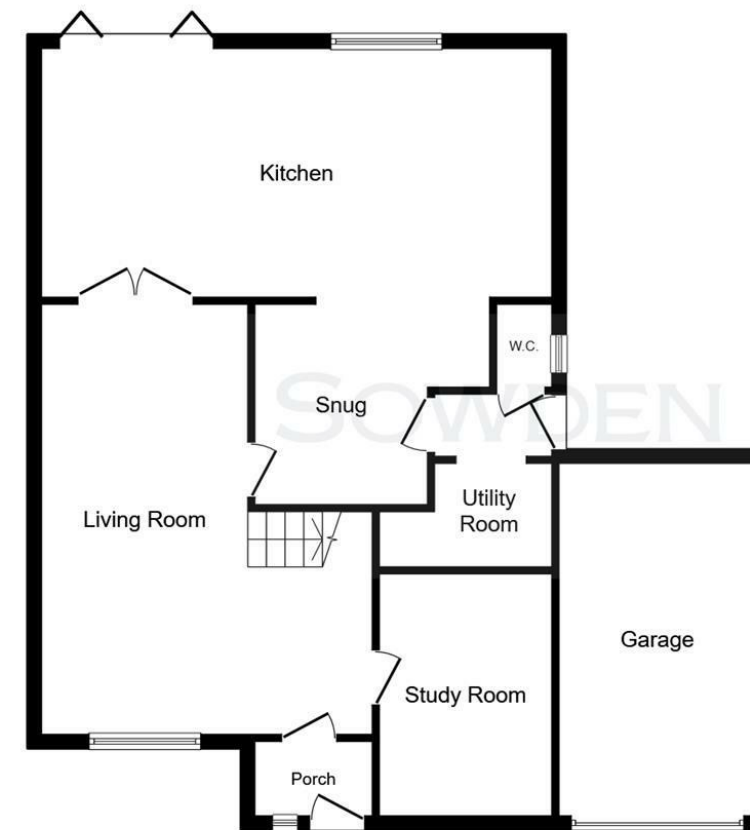
3.53m x 2.34m (11'6" x 7'8")

Bedroom

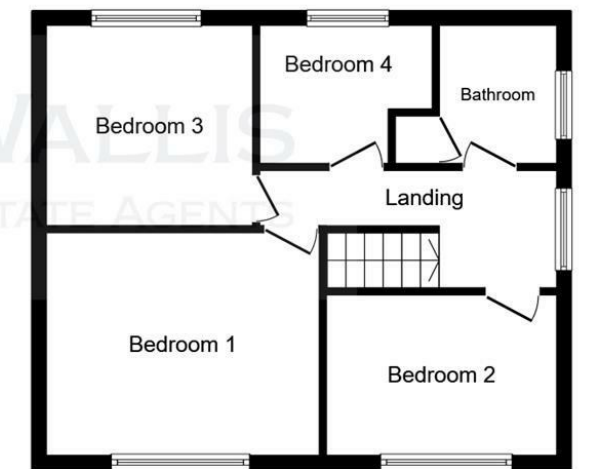
2.62m x 2.21m (8'7" x 7'3")

Bathroom

FLOOR PLAN:



Ground Floor



First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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