

## 165 Casterton Road, Stamford, PE9 2XZ

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			
		67	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

This four bedroom detached family home is set on a generous plot with a south facing garden and provides easy access to local schooling and the town centre. There are three reception rooms, with the dining room and sitting separated by the original folding screen.

The accommodation comprises: - Entrance porch, hallway, w/c, sitting room, dining room, breakfast kitchen, study, landing, four bedrooms and a family bathroom.

The property comes with replacement double glazed windows and gas fired central heating.

To the front is a driveway that provides off street parking and leads to the double garage, whilst to the rear in south facing patio and lawn garden.

NO CHAIN

**£495,000 Freehold**

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.

- Detached family home
- Three reception rooms
- Easy access to the town centre & local schooling
- Double garage and parking
- Council Tax Band - E, EPC - D

- Generous plot
- Four bedrooms
- Gas fired central heating
- South facing lawn garden
- NO CHAIN



**ACCOMMODATION:**

**Entrance Porch**  
2.59m x 0.91m (8'6" x 3')

**Hallway**

**W/C**

**Sitting Room**  
3.89m x 3.73m (12'9" x 12'3")

**Dining Room**  
3.73m x 2.97m (12'3" x 9'9")

**Breakfast Kitchen**  
4.60m x 2.97m (15'1" x 9'9")

**Study**  
2.95m x 2.46m (9'8" x 8'1")

**Landing**

**Main Bedroom**  
3.94m x 3.02m (12'11" x 9'11")

**Bedroom Two**  
3.73m x 2.90m (12'3" x 9'6")

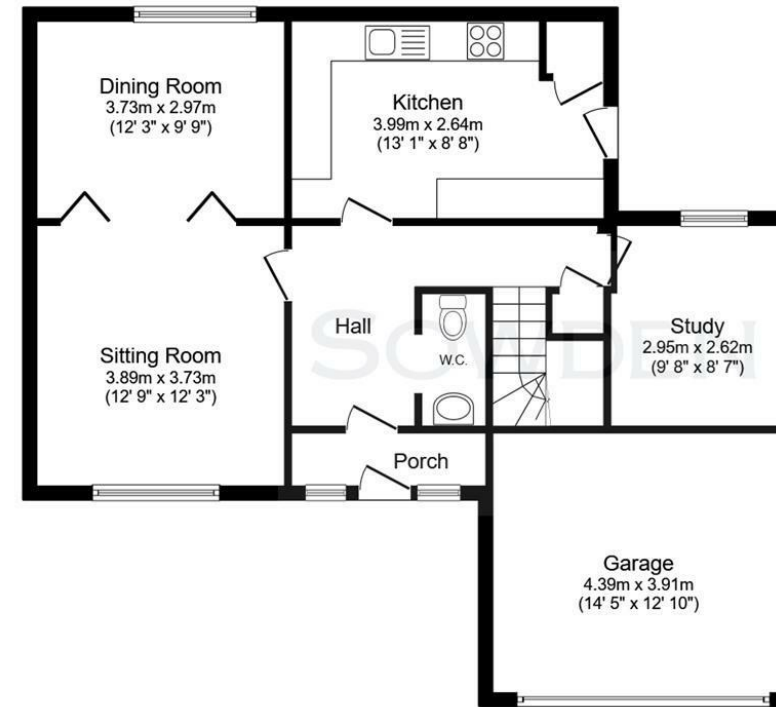
**Bedroom Three**  
2.95m x 2.41m (9'8" x 7'11")

**Bedroom Four**  
2.97m x 2.16m (9'9" x 7'1")

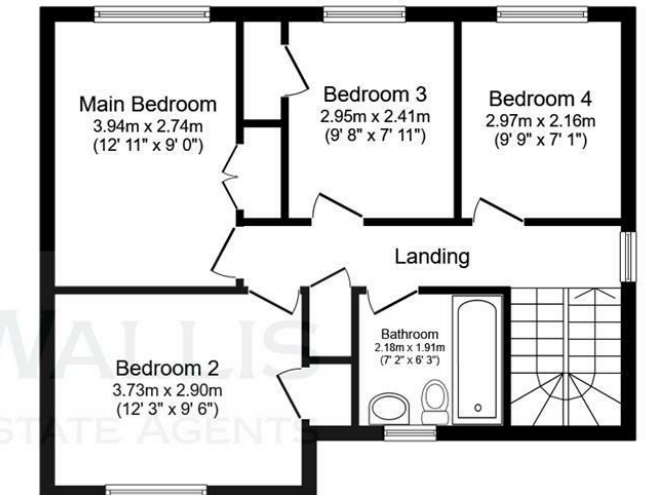
**Family Bathroom**  
2.18m x 1.96m (7'2" x 6'5")

**Double Garage**

**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](http://www.Propertybox.io)