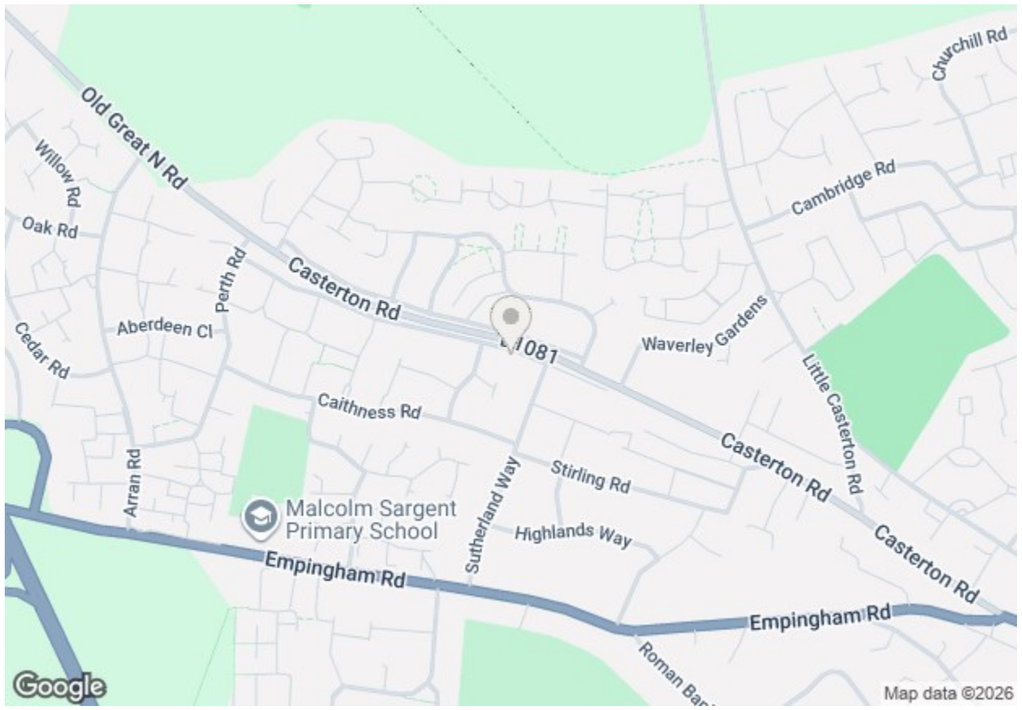
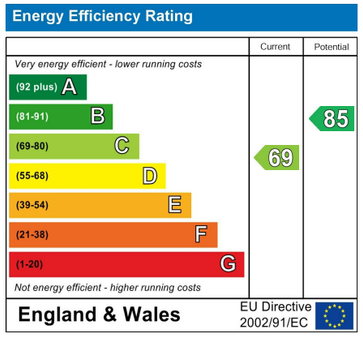
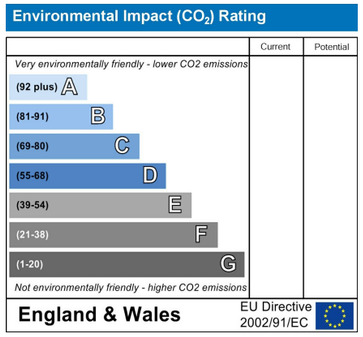
Sowden Wallis
Estate Agents







111 Casterton Road, Stamford, Lincolnshire, PE9 2UF

This beautifully presented three-bedroom detached family home occupies a popular location close to Malcolm Sargent Primary School, while also providing easy access to Stamford town centre and the A1. Offering well-planned accommodation and attractive gardens, the property is an excellent choice for families and those seeking a well-maintained home in a convenient setting.

A particular feature is the bright dual-aspect breakfast kitchen, which has been fitted with a stylish modern kitchen and provides an excellent space for everyday family life. This leads through to a good-sized sitting room and a delightful south-facing conservatory, creating a wonderful flow of living space.

The accommodation comprises an entrance hall, cloakroom, sitting room, breakfast kitchen and conservatory, with three well-proportioned bedrooms and a modern shower room on the first floor.

Outside, the rear garden is beautifully maintained and features a south-facing patio and lawn, attractive flower borders and a substantial garden shed, providing excellent storage. To the front is a further immaculate lawn garden together with off-street parking.

Combining excellent presentation, attractive gardens and a convenient location close to schooling, the town centre and the A1, this superb detached home is sure to appeal to a wide range of purchasers.

Viewing is highly recommended to fully appreciate the quality, accommodation and outside space on offer.

Asking Price £400,000 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.

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Detached Family Home
- Breakfast kitchen with bay window over look the garden
- Gas fired central heating
- Easy Access to the town centre & A1
- Off street parking
- Three bedrooms
- Sitting Room leads to the conservatory
- Close to the Malcolm Sargent Primary School
- Immaculate south facing garden
- Council Tax Band - C, EPC - C

ACCOMMODATION:

Entrance Hall

Cloakroom
1.96m x 0.99m (6'5 x 3'3)

Sitting Room
5.92m x 3.33m (19'5 x 10'11)

Breakfast Kitchen
6.07m into bay, 4.80m min x 2.72m (19'11 into bay, 15'9 min x 8'11)

Conservatory
3.43m x 2.79m (11'3 x 9'2)

Landing

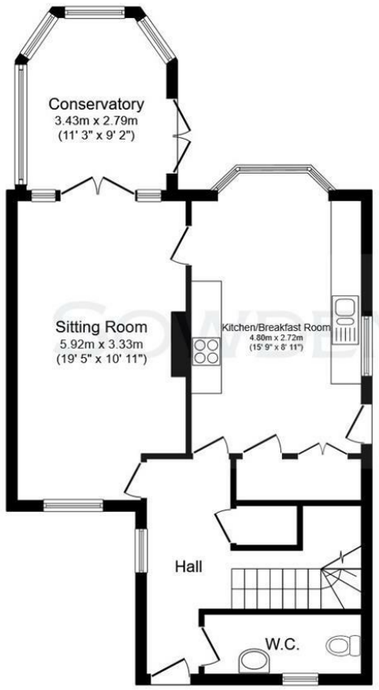
Principal Bedroom
3.53m x 3.35m (11'7 x 11')

Bedroom Two
3.35m x 2.31m (11' x 7'7)

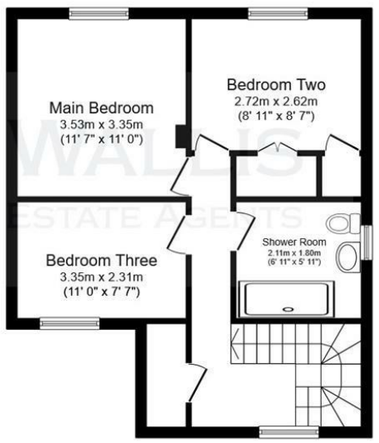
Bedroom Three
2.72m x 2.59m (8'11 x 8'6)

Shower Room
2.11m x 1.80m (6'11 x 5'11)

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