



Casterton Road

Stamford, PE9 2YL

**Price Guide £440,000**

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

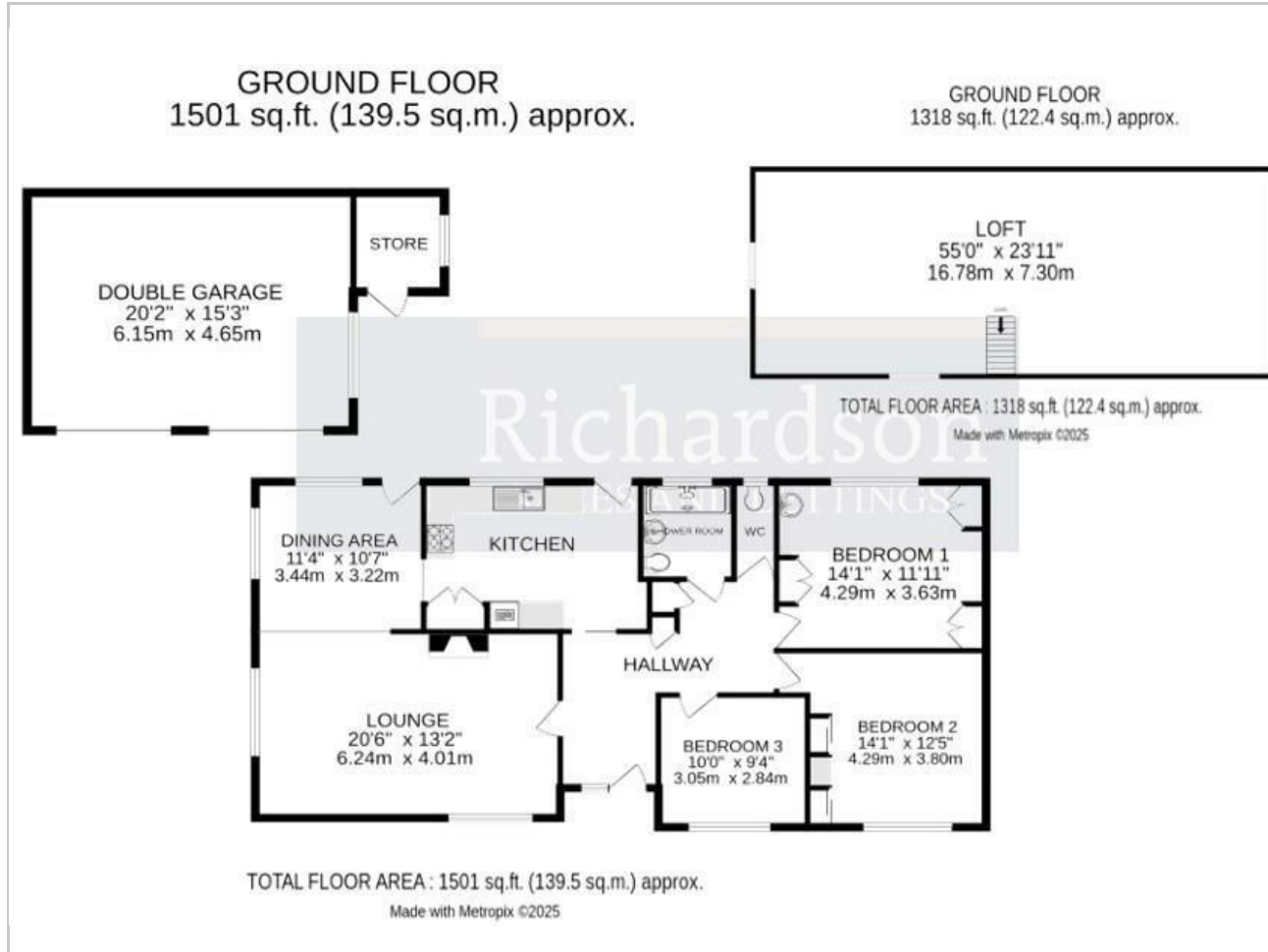
**Council Tax**  
South Kesteven District Council Tax Band E

**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



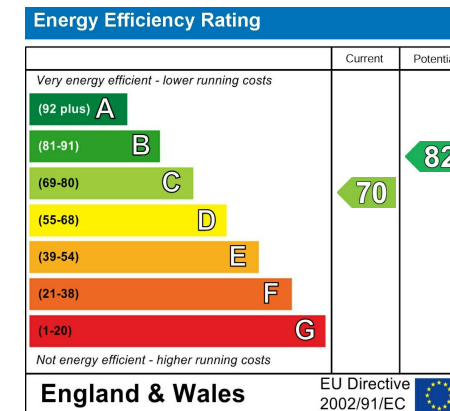
## Floor Plan



## Area Map



## Energy Efficiency Graph



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**Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB**

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