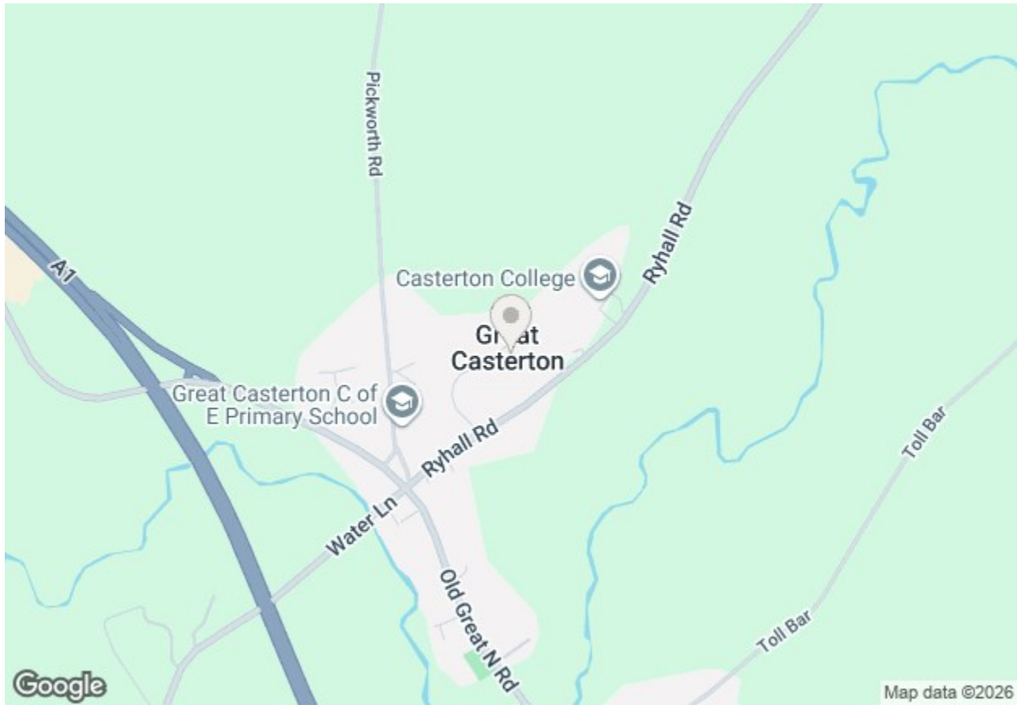
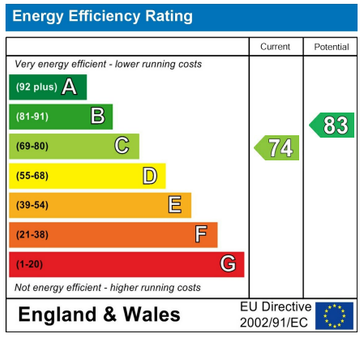
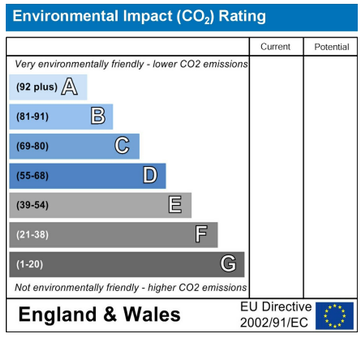
Sowden Wallis

Estate Agents







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

Positioned in the charming village of Great Casterton, this delightful four-bedroom detached home offers a perfect blend of comfort and modern living. The property boasts an inviting extended kitchen that seamlessly integrates with a spacious living and dining area, making it an ideal space for family gatherings and entertaining guests.

In addition to the expansive kitchen living diner, the home features two further reception rooms, providing ample space for relaxation or study. Each of the four bedrooms is generously sized, ensuring that everyone has their own private retreat. The well-appointed bathroom caters to the needs of the household with ease.

Outside, the property benefits from parking as well as a single garage. Great Casterton is known for its friendly community and picturesque surroundings, making it a wonderful place to call home. With a village primary school, well regarded pub and within easy reach of Stamford, this home is offered to the market with NO ONWARD CHAIN.

AGENT NOTE: Planning permission has been granted for a development of 41 houses, accessed via College Close. Please ensure you make your own enquiries regarding this. Planning number: 2024/1311/MAF

Asking Price £470,000 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

- Four bedroom detached home
- Modernised and updated throughout
- Utility and W/C
- EPC: C Council Tax: D
- Open plan kitchen/living room
- Living room, snug and study
- Garage, driveway and generous garden
- NO CHAIN

ACCOMMODATION:

Entrance Hallway

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

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

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

First floor landing

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

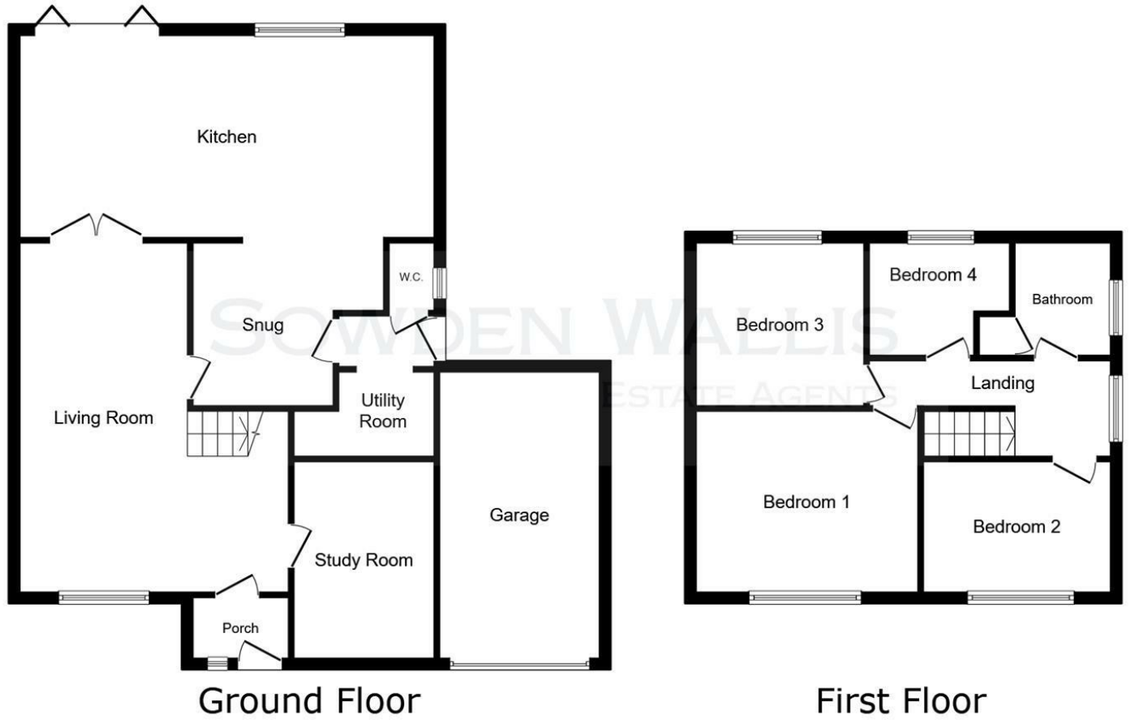
Bedroom
3.10m x 3.10m (10'2" x 10'2")

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:



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