



Ermine Rise, Great Casterton, Stamford

Price: Freehold £415,000

- Detached house
- Re-fitted en-suite shower room.
- Conservatory
- Detached single garage
- Field views to the rear
- Separate dining room

EPC Rating: C



Part glazed entrance door to the

Entrance Hallway

Stairs to first floor landing, under stairs storage with space for tumble drier and fridge, cloaks cupboards, radiator.

Downstairs cloakroom

Fitted two piece suite comprising a close coupled Wc, wash hand basin, radiator, double glazed window to front aspect.

Lounge

6.50m x 3.58m (21'.04" x 11'.09") Two double glazed windows to rear aspect and double glazed patio doors leading through to the conservatory, wood burning fireplace with brick surround tiled hearth and mantel over, two radiators Tv point.

Conservatory

3.40m x 3.23m (11'.02" x 10'.07") Upvc construction on a dwarf wall with glazed roof, double glazed windows, french doors and single door leading out to the rear garden.

Dining room

3.40m x 2.59m (11'.02" x 8'.06") Double glazed window to front aspect radiator.

Kitchen

2.90m x 2.57m (9'.06" x 8'.05") Fitted with a matching range of eye level units with under lights, cupboards and drawers with matching worktop over, stainless steel sink unit with mixer tap and tiled splashbacks, built in oven and hob with extractor over ,built in dishwasher, built in washing machine, cupboard housing the wall mounted gas boiler, serving hatch to the dining room, tiled floor, double glazed window to the front aspect.

First floor landing

Double glazed window to the side aspect, airing cupboard, and loft access.

Master bedroom

3.68m x 2.57m (12'.01" max including wardrobe x 8'.05") Double glazed window to rear aspect, built in double wardrobe with over bed cupboards.

En-suite

Nicely presented en-suite shower room, recently re-fitted, comprising of impressive sanitary ware and includes a shower cubicle, wash hand basin, low level wc, tiled splash back, window to side.

Bedroom 2

3.66m x 2.69m (12' inc wardrobe x 8'.10") Double glazed window to rear aspect, radiator.

Bedroom 3

3.25m x 2.67m (10'.08" x 8'.09") Double glazed window to front aspect radiator.

Bedroom 4

3.15m x 2.67m into recess (10'.04" x 8'.09" into recess) Double glazed window to front aspect radiator.

Bathroom

Three piece suite comprising a bath with shower over, close coupled Wc, pedestal wash hand basin, shaver point, tiled splash backs, double glazed window to side aspect.

Outside

The front garden is lawned with a shared drive access that leads on to the main drive which provides off road parking for two cars and access to the garage which measures 6.20m x 2.82m (20'.04" x 9'.03"). Side gated access leads to the rear garden which is lawned with an extensive patio area and has field views.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SFD203172 - 0004



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