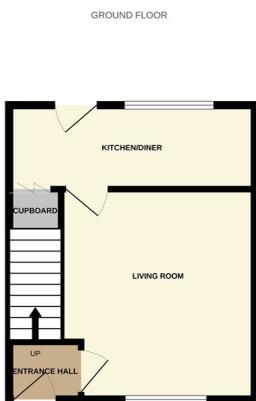




17 Little Casterton Road, Stamford PE9 1BE

£220,000



*** WALKING DISTANCE TO TOWN *** At offers in excess of £220,000 this two bedroom property would be ideal for a first-time buyer or an investor. Well presented and maintained, it has a good size lounge with feature fireplace and a re-fitted kitchen / diner overlooking the garden. To the first floor are two double bedrooms and a refitted modern shower room. Outside, there is off road parking to the front and fully enclosed rear garden with patio area. To fully appreciate this property, viewing is highly recommended. EPC energy rating D.

UPVC DOUBLE GLAZED DOOR TO:

ENTRANCE HALL

Stairs to first floor accommodation. Tiled floor, radiator. Door to:

LOUNGE

12' 8" x 11' 7" (3.86m x 3.53m) (approx) Feature fireplace with inset fuel burner and tiled hearth, radiator, wooden flooring. UPVC double glazed window to the front. Door to:

KITCHEN / DINING ROOM

14' 8" x 7' 4" (4.47m x 2.24m) (approx) Re-fitted with a range of eye level and base units over. Butler style sink with drainer. Oven and hob with extractor over. Space for fridge / freezer, space for washing machine. Inset spotlights, tiled flooring, radiator. UPVC double glazed window to the rear, UPVC double glazed door to the rear.

LANDING

Doors to:

BEDROOM ONE

16' 2" x 9' 3" (4.93m x 2.82m) (approx) UPVC double glazed window to the front. Radiator.

BEDROOM TWO

10' 10" x 8' 8" (3.30m x 2.64m) (approx) UPVC double glazed window to the rear. Radiator.

SHOWER ROOM

Fitted with a three piece suite comprising walk in over sized shower cubicle with waterfall showerhead, wash hand basin and WC. Heated towel rail, fully tiled, inset spotlights. UPVC double glazed window to the rear.

OUTSIDE

To the front a path leads to the front door. A gravel area provides off road parking.

To the rear, the garden is enclosed by timber fencing. Laid to lawn, patio area with a path leading to gated access to rear of the garden.

PARKING

Off road parking to the front.

AGENT NOTE:

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

