

170 Casterton Road, Stamford

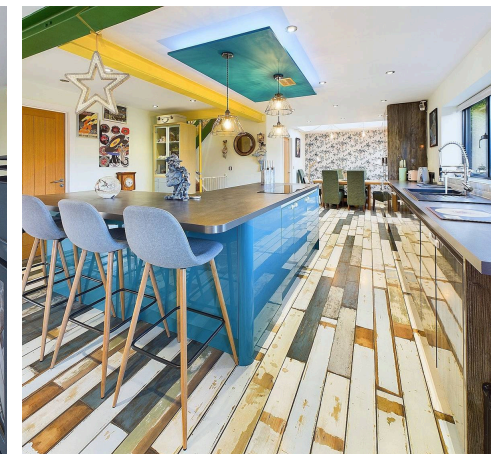
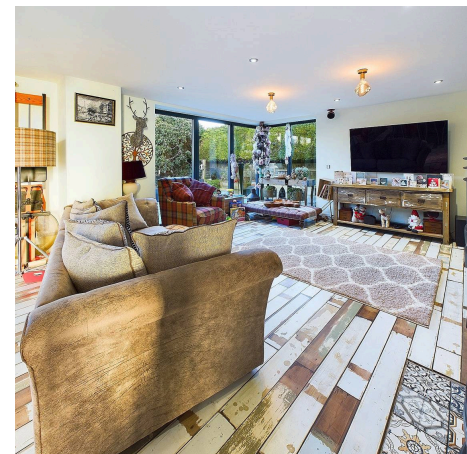
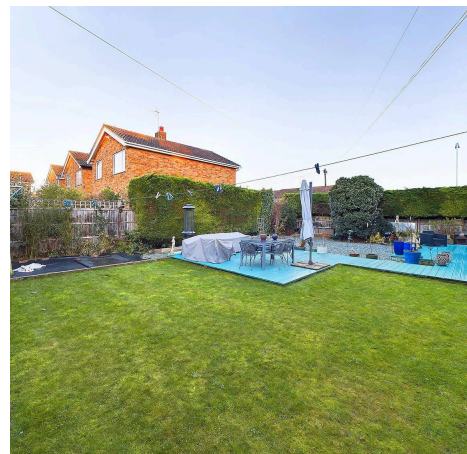
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Sought-after location in Stamford, within easy reach of the historic town centre
- Uniquely designed to make the most of its unique architectural features, maximising space and light.
- Open-plan living area, combining lounge, kitchen, and dining spaces, flooded with natural light.
- Principal bedroom suite with vaulted ceilings and a luxurious en-suite with a freestanding bathtub and walk-in shower.
- Four double bedrooms, 2 with en-suites.
- Double garage and ample driveway parking, ideal for multiple vehicles.
- Expansive garden, featuring decking, a lawned area, and a gravelled space for outdoor entertaining.
- Energy efficient features throughout including smart lighting and heating including underfloor heating



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Situated in the desirable market town of Stamford just minutes from the town centre, this impressive four-bedroom detached home is a rare find. Fully renovated in 2017 and individually designed with modern living in mind, it combines striking architectural features with a practical layout.

The property welcomes you with an open-plan living area incorporating a lounge, study area, kitchen, and dining space. Large windows, sliding patio doors and a stunning lantern skylight above the dining area ensure the space is flooded with natural light throughout the day. The bespoke kitchen is a highlight, featuring a central island, integrated appliances, and ample work and storage space, making it perfect for entertaining. There is also a separate utility room with ample storage and space for white goods.

Well-thought-out systems like smart lighting and underfloor heating ensure this home is energy efficient, helping to reduce utility bills and enhance security. The wood burner in the open-plan living space also incorporates a back-boiler to provide hot water and heat whilst in use. A secondary gas central heating system is available for warmer months when the wood burner isn't needed.

The ground floor space offers so much versatility for the next owners to really make it their own.

The first floor has four spacious double bedrooms, including a luxurious principal suite. The vaulted ceiling adds an element of grandeur, while the en-suite bathroom features a freestanding roll-top bath, walk-in shower, and high-quality finishes. Two additional bathrooms, one of which is en-suite to bedroom two and finished with stylish contemporary tiling, complete the accommodation. A further bathroom is located on the ground floor.



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Outside, the expansive private garden offers plenty of space for relaxing and entertaining, with a combination of decking, lawn, and gravelled areas. A large driveway and a double garage provide ample parking.

Located just a short distance from Stamford town centre, the property benefits from excellent transport links and is within easy reach of boutique shops, cafes, and highly regarded schools. Known for its historic Georgian charm and vibrant community, Stamford is a highly sought-after place to live.

This unique home is thoughtfully designed to make the most of its space and light, offering a contemporary yet comfortable living experience in one of Lincolnshire's most desirable locations.

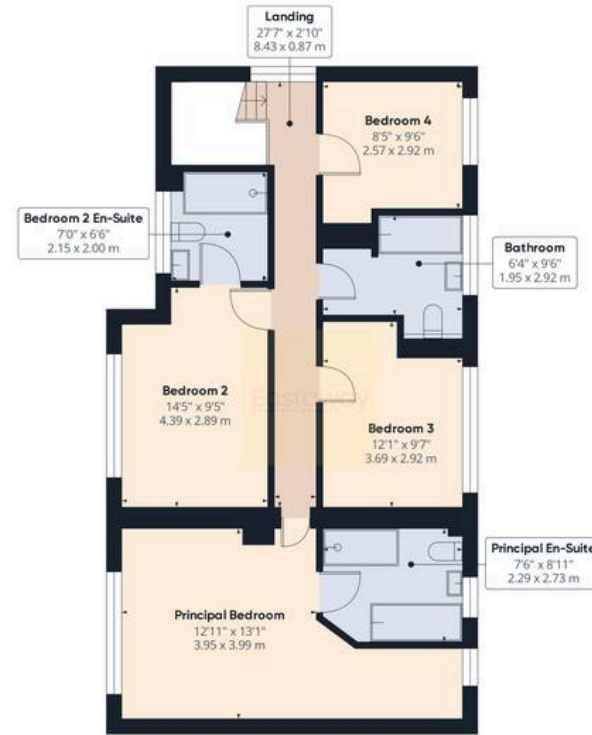
This is a must-see property to appreciate this impressive home's space and future possibilities.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
2160.21 ft²
200.69 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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