An attractive period property in a great location

30 Casterton Road, Stamford PE9 2YL

Freehold

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Excellent Central Location • Sitting room • Dining room • Kitchen • Store • Four Bedrooms • Bathroom • Garage • Workshop • Garden • EPC rating F • Local Authority SKDC Band E

Situation/Location
Historic Stamford is situated along the banks for River Welland, 12 miles north of the cathedral city of Peterborough. The town provides a wealth of amenities, including high street and independent retailers and a selection of cafés, restaurants, pubs and leisure facilities. There is also a superb choice of schools, including the outstanding-rated primary, The Bluecoat School, and independents including Stamford Junior School and Stamford Endowed Schools. Golf is available at Burghley Park Golf Club, while the grounds of Burghley House also provide a wonderful setting for walks.

The property is in a convenient position less than half a mile from the town centre, and less than a mile from the A1. The town's railway station is a quarter of a mile away, providing hourly services to Peterborough (connecting to London Kings Cross services) and to Cambridge.

The Property
This superb double-fronted, end-of-terrace period property provides four bedrooms and offers real potential to become a stunning family home. While the accommodation is in need of modernisation, the outstanding location and the possibilities of a modern renovation make it a highly appealing prospect.
On the ground floor there is a spacious sitting room, with a bay window to the front and a window to the rear overlooking the garden. The room features an original cast-iron fireplace with marble surround and has potential as a wonderful room for entertaining guests or relaxing as a family. There is also a formal dining room and a kitchen with space for all the necessary appliances.
Outbuildings to the rear of the ground floor, alongside the garden, could be converted to provide further living space.
There are four double bedrooms on the first floor, including a generous principal bedroomwith two windows looking out to the trees opposite. The three further bedrooms of similar proportions. All the bedrooms have fitted storage, while the first floor also has a family bathroom.

Outside
At the front of the property, a cast-iron gate opens onto steps leading to the front entrance, with neat and pretty gardens on either side, which are laid to lawn with border flowerbeds. The walled garden to the rear has paved pathways, an area of lawn with an apple and pear tree and well-stocked border flowerbeds. The rear of the property is accessible via Newboults Lane. There is a double garage to the rear, with parking space for two further cars. Next to the garage is a workshop with mains power and storage space.

Services
Mains electricity, gas, water and drainage.

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Main House gross internal area = 1,648 sq ft / 153 sq m
Garage gross internal area = 323 sq ft / 30 sq m
Outbuilding gross internal area = 256 sq ft / 24 sq m

James Eastaway
Savills Stamford
01780 484 696
stamford@savills.com

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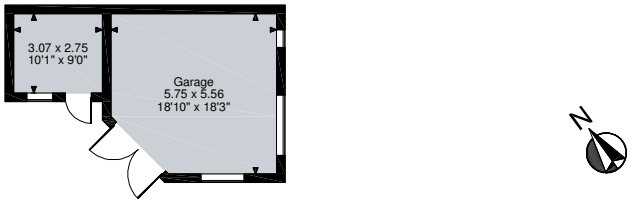
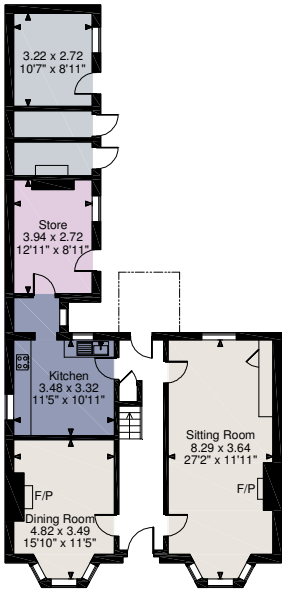
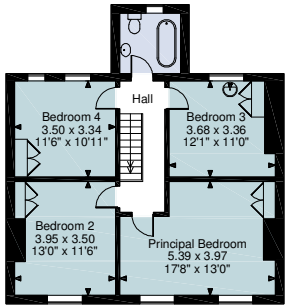




Ground Floor



First Floor

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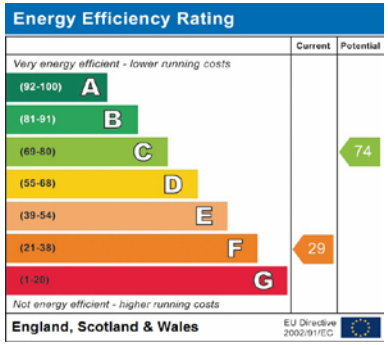

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