

16 Ermine Rise, Great Casterton, Stamford, PE9 4AJ



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Capitol Lettors

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£400,000 Freehold

On the edge of Stamford sits this detached family home in the desirable village of Great Casterton.

The property is being sold with NO UPWARD CHAIN & offers entrance hall, downstairs WC, lounge/diner, kitchen with some integrated appliances, study, stairs leading to first floor landing, master bedroom with en-suite, three further bedrooms, family bathroom, rear garden, driveway, single garage, uPVC double glazing & gas central heating.

The village provides schooling for most ages, petrol station, a pub and a garden centre. What you cannot find within the village, you will find a 10min drive or 20min bicycle ride away in the town of Stamford. Picturesque Rutland Water is approximately 15min drive or 30min cycle away too. Perfect for outdoor pursuits.

Great Casterton is located approx 2.5 miles from Stamford, approx 16 miles from Peterborough & just a stones throw from the A1.

Please Note - The photographs you see are prior to the current occupants moving into the property.  
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## Entrance Hall

2.19m x 4m (7' 2" x 13' 1")  
Part glazed uPVC door, radiator, laminate flooring.

## Downstairs WC

1.34m x 0.95m (4' 5" x 3' 1")  
uPVC frosted window, radiator, laminate flooring, electric fuse box, low level WC, wash hand basin.

## Dining room/Study

3.27m x 2.94m (10' 9" x 9' 8")  
uPVC window, radiator, laminate flooring.

## Kitchen

5.03m x 3.83m (16' 6" x 12' 7")  
uPVC glazed door, uPVC window, radiator, vinyl flooring, range of & base level units with wooden work surface, stainless steel 1.5 bowl sink & drainer, 5 ring gas hob, extractor fan, electric oven, dishwasher, fridge/freezer, under stairs cupboard.

## Lounge

6.45m x 3.47m (21' 2" x 11' 5")  
uPVC patio doors, 2 uPVC windows, 2 radiators, carpet, electric fire place.

## Stairs & Landing

Carpet, loft access.

## Airing Cupboard

Hot water cylinder, boiler programmer, shelving.

## Master Bedroom

3.52m x 3.56m (11' 7" x 11' 8")  
uPVC window, radiator, carpet, built-in-wardrobes.

## En-Suite

1.78m x 2.51m (5' 10" x 8' 3")  
uPVC frosted window, heated towel rail, vinyl floor, low level WC, wash hand basin, enclosed shower cubicle, fully tiled walls, shavers socket.

## Bedroom Two

2.76m x 3.01m (9' 1" x 9' 11")  
uPVC window, radiator, carpet.

## Bedroom Three

3.62m x 3.01m (11' 11" x 9' 11")  
uPVC window, radiator, carpet, built in wardrobe.

## Bedroom Four

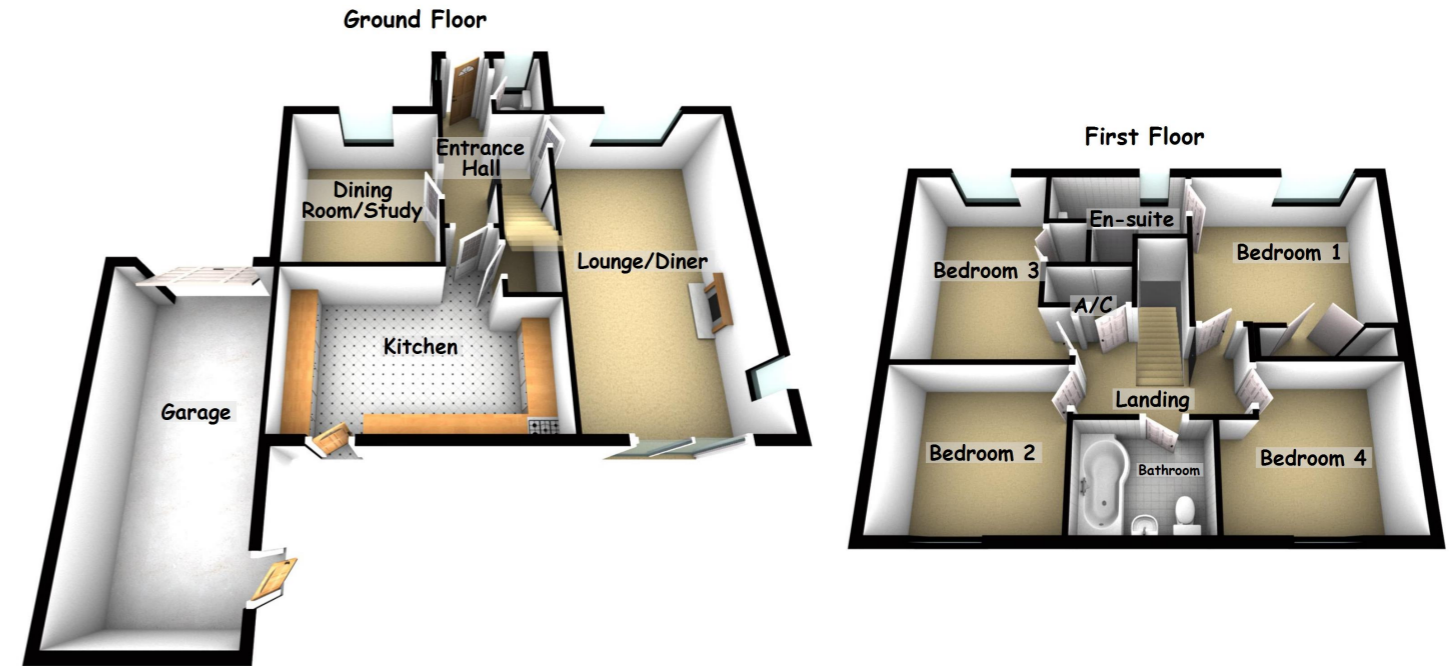
2.79m x 3.13m (9' 2" x 10' 3")  
uPVC window, radiator, carpet.

## Family Bathroom

2.26m x 1.79m (7' 5" x 5' 10")  
uPVC frosted window, heated towel rail, vinyl flooring, low level WC, wash hand basin, P Shaped bath with shower over & shower screen, fully tiled walls.

## Outside

Single Garage - Up & Over door, wooden side door, Worcester boiler, power & lighting.  
Front - Block paved frontage.  
Rear - Enclosed by fence, mainly laid to lawn, block paved patio area, shed/summer house.



This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale.  
Plan produced using PlanUp.

**Ermine Rise**

