



181 Casterton Road, Stamford - PE9 2XZ

Offers Over £700,000

EASTAWAY

Beautifully extended and fully renovated family home. Stunning open plan living, versatile spaces, private garden and driveway parking for multiple vehicles. Great location, great home, move in ready!



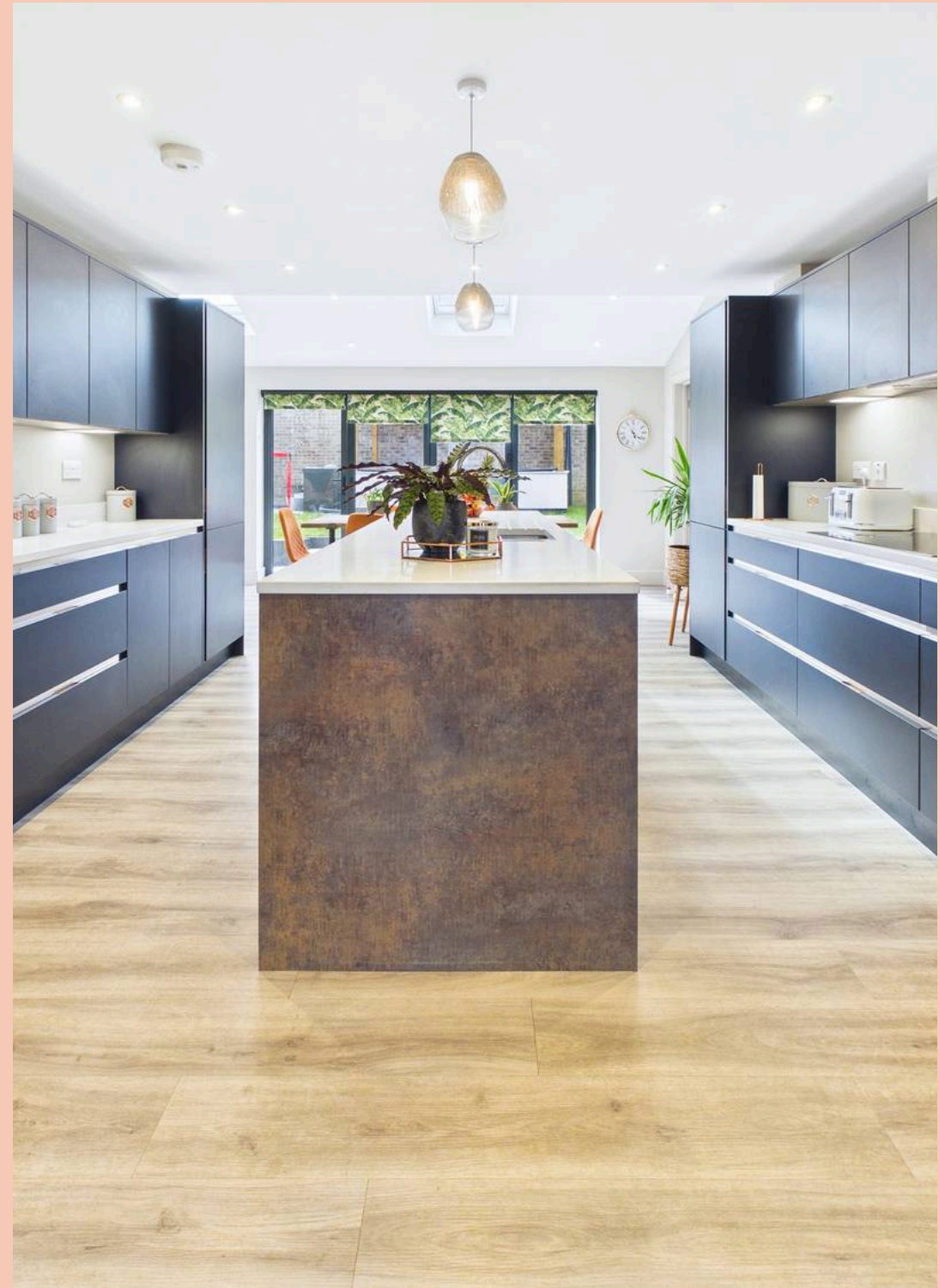
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautifully extended and fully renovated family home with no work required
- Stunning open plan kitchen, living and dining space with skylights and bifold doors
- Spacious dual aspect living room spanning the full length of the house
- Versatile additional spaces including study and converted garage for modern life
- Private rear garden ideal for entertaining, with option to remove pond if desired
- Prime Stamford location near to town centre, schools, shops and transport links





What the owner told us...

“We bought this house for its potential, and we’ve completely transformed it into our home. It’s where we brought our son home, where he’s grown up, and where we’ve made so many memories with family and friends. It’s always felt busy in the best way, but there’s still space for everyone to do their own thing.”

Our Thoughts...

Some homes you walk into and can immediately see the work that’s gone in. This is one of them. Since being bought in 2018, the house has been completely reworked, extended and renovated to create a home that feels modern, spacious and designed around real family life.

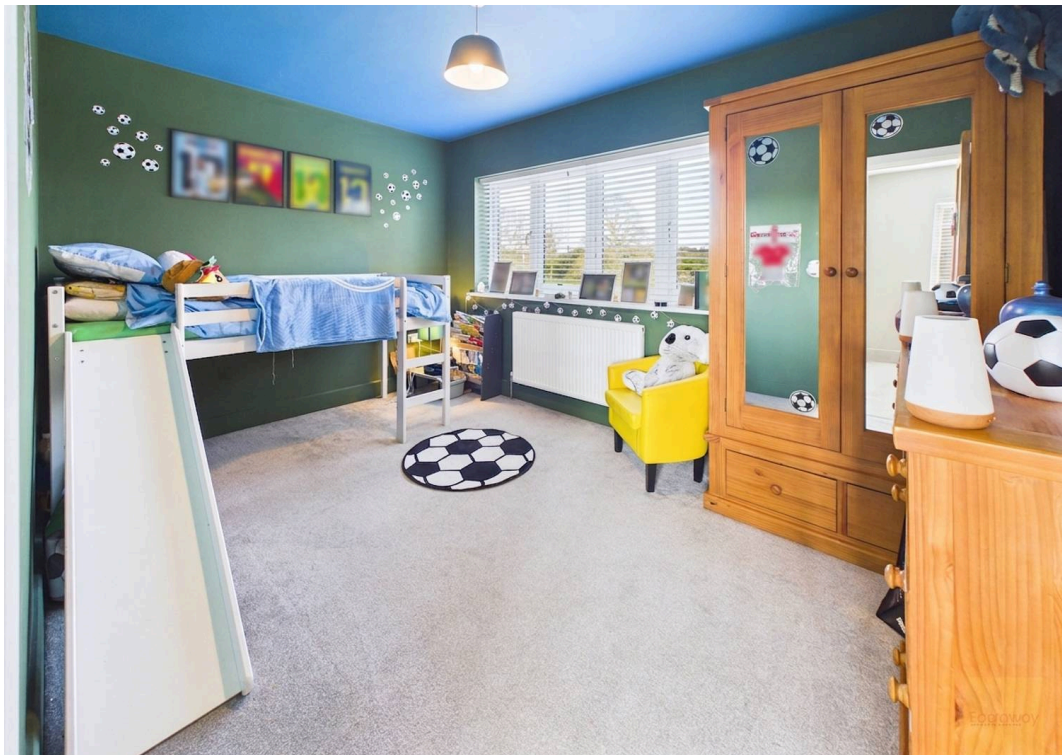
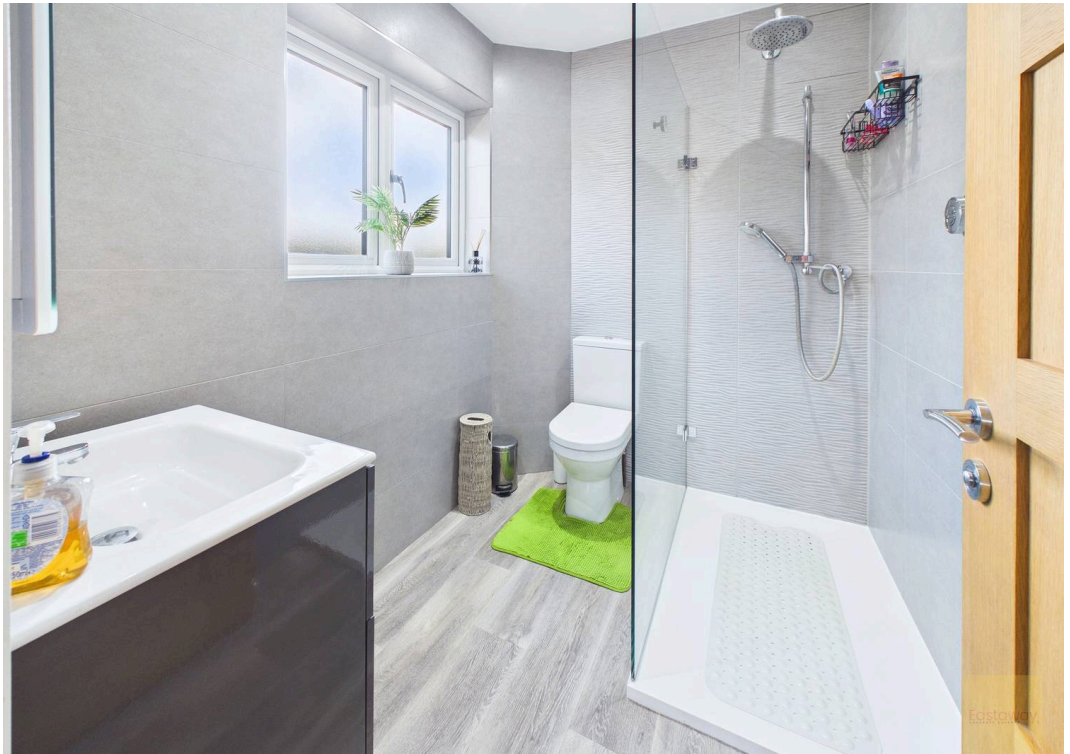
At the centre of everything is the kitchen, living and dining space, and it’s very easy to see why this has become the heart of the home. It’s bright, sociable and naturally draws people together, whether that’s busy weekday mornings, relaxed evenings or weekends full of family and friends. Open the bifold doors and the garden becomes part of the house, creating that effortless inside outside flow people are always searching for.

What the layout does particularly well is balance those open spaces with areas to step away and properly relax. The full length living room still feels warm and cosy despite its size, while the separate study and converted garage add another layer of flexibility depending on what the next owner needs. Working from home, playroom, gym, snug or additional workspace, the house adapts easily as life changes.

Upstairs, the bedrooms continue that same feeling of generous, practical space, with the principal suite giving a little separation from the rest of the house thanks to the en-suite and built in wardrobes. Outside, the garden feels private, secure and designed to be enjoyed, while the location keeps you close to Stamford town centre and everyday amenities. This is one of those homes where the hard work has already been done, and all that’s left is to move in and start enjoying it.









Be a flamer
in a hot of
prayers



Entrance Hall

17' 6" x 6' 2" (5.34m x 1.88m)

Living Room

12' 4" x 28' 7" (3.76m x 8.71m)

Kitchen

13' 0" x 12' 11" (3.95m x 3.94m)

Living / Dining Area

28' 11" x 8' 4" (8.81m x 2.53m)

Study

8' 8" x 12' 7" (2.65m x 3.84m)

Utility Room

11' 8" x 6' 11" (3.56m x 2.10m)

Ground Floor WC

7' 5" x 3' 3" (2.25m x 0.98m)

Storage

11' 1" x 19' 4" (3.37m x 5.90m)

Landing

8' 8" x 7' 6" (2.63m x 2.29m)

Landing

17' 8" x 3' 0" (5.39m x 0.91m)

Principal Bedroom

11' 9" x 17' 10" (3.58m x 5.44m)

Principal En Suite

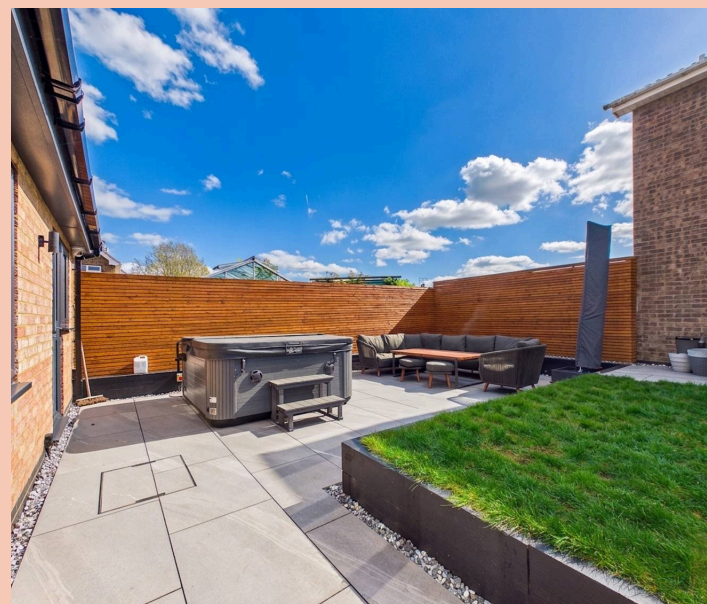
5' 11" x 7' 6" (1.81m x 2.29m)

Bedroom 2

12' 3" x 11' 7" (3.73m x 3.53m)

Bedroom 3

13' 6" x 9' 3" (4.11m x 2.83m)





Bedroom 4

12' 5" x 7' 1" (3.79m x 2.16m)

Family Bathroom

10' 0" x 5' 7" (3.06m x 1.70m)



Ground Floor



First Floor



Approximate total area⁽¹⁾

2081 ft²
193.3 m²

Reduced headroom

4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

EU Directive
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