



60 Casterton Road, Stamford - PE9 2UA

In Excess of £730,000

EASTAWAY

Prime Stamford location just minutes from town. Elevated detached home with generous living space, beautiful gardens, double garage and off street parking.



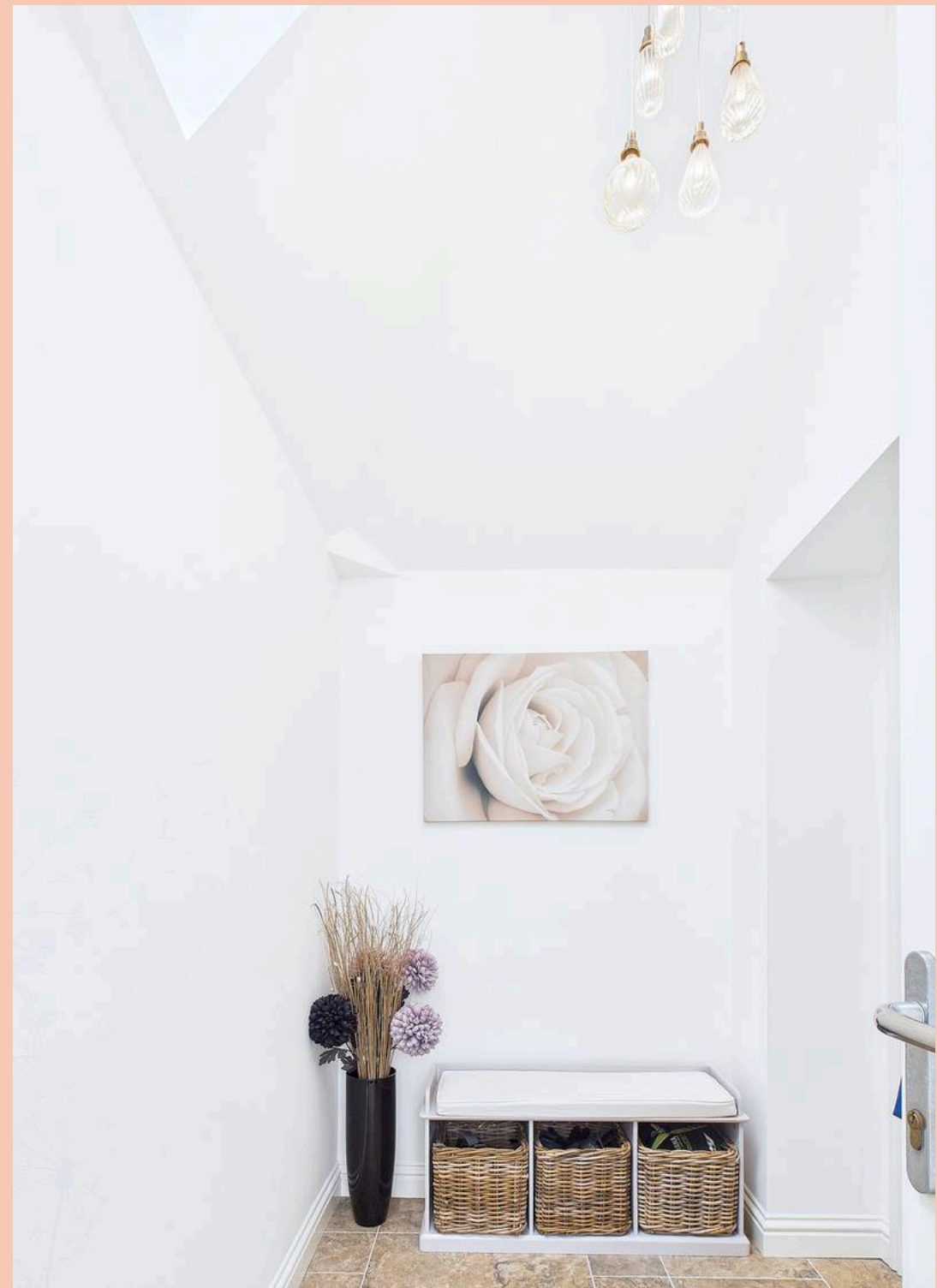
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached home in a prime Stamford location just a short walk from the town centre.
- Elevated position offering privacy and a pleasant outlook towards the town centre.
- Generous and well balanced accommodation with large, light filled rooms throughout.
- Three genuine double bedrooms including a spacious principal suite with en suite.
- Beautifully maintained front and rear gardens with space to relax and entertain.
- Detached double garage with off street parking accessed via the rear of the property.
- Modernised and extended home, ready to move into and ideal for family living.





What the owner told us...

“When we bought the house, it was the location that sold it straight away. Being so close to Stamford town centre, yet elevated and not overlooked, just felt rare. Since then, we’ve completely modernised the house, added a two-storey extension and built the double garage. It’s been a brilliant place to live.”

Our Thoughts...

This is one of those homes where the location immediately stands out. Set on Casterton Road, just a short walk into Stamford town centre, it offers something surprisingly difficult to find, proper convenience without sacrificing space or that feeling of being slightly removed from the busyness of town life.

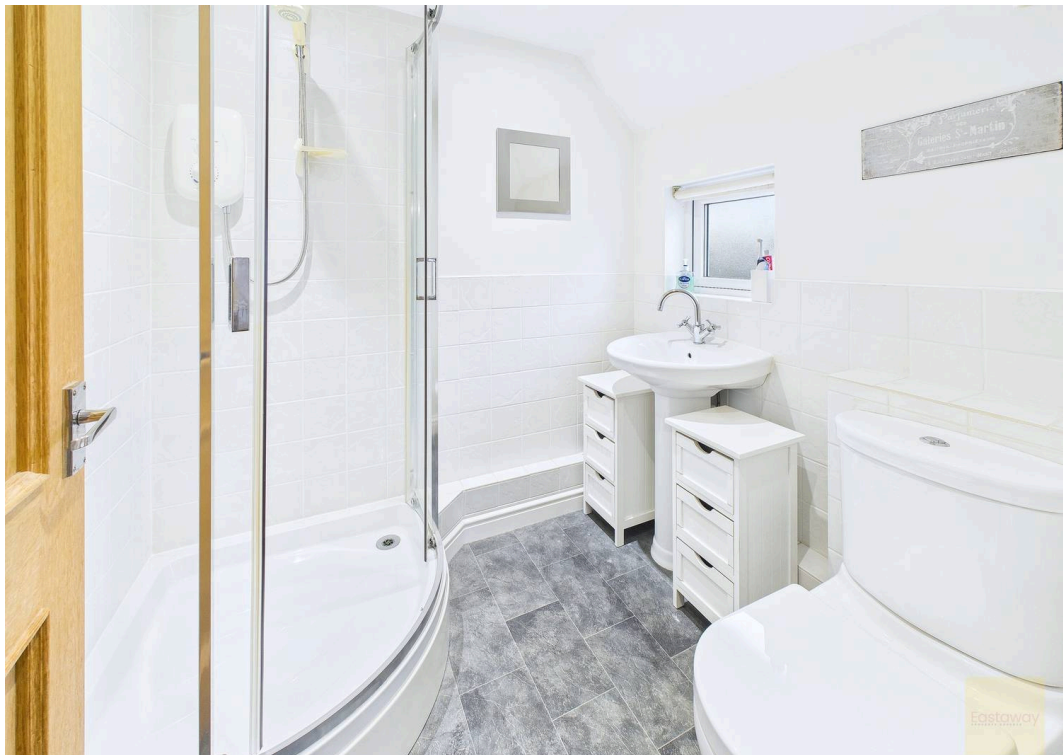
Inside, the house feels welcoming and incredibly well balanced. The living room is a lovely size with the log burner bringing warmth and atmosphere through the colder months, while to the rear the kitchen and dining space really becomes the heart of the home. Bright, sociable and opening directly onto the garden, it’s exactly the sort of layout that works beautifully for both everyday family life and entertaining.

Upstairs, all three bedrooms are genuine doubles, which makes a real difference in how the house feels day to day. The principal bedroom has its own en suite, while the remaining bedrooms offer flexibility for family, guests or working from home. Throughout the house, everything feels thoughtfully updated, modernised with care while still keeping a warm and comfortable atmosphere.

Outside, the gardens feel established and nicely settled without becoming demanding to maintain, while the detached double garage and parking tucked away to the rear add another level of practicality that’s often hard to find this close to Stamford town centre. Altogether, this is a home that combines lifestyle and location exceptionally well, somewhere you can walk into town for coffee or dinner, then come home to somewhere that still feels calm and settled.











Entrance Hall

4' 7" x 7' 10" (1.39m x 2.38m)

Hallway

12' 7" x 3' 11" (3.84m x 1.20m)

Hallway

2' 11" x 5' 1" (0.90m x 1.54m)

Living Room

22' 8" x 11' 10" (6.91m x 3.60m)

Kitchen Diner

22' 5" x 11' 9" (6.84m x 3.59m)

Utility Room

8' 10" x 7' 9" (2.68m x 2.37m)

Ground Floor WC

3' 5" x 3' 9" (1.04m x 1.15m)

Landing

6' 3" x 11' 1" (1.90m x 3.39m)

Principal Bedroom

12' 10" x 11' 11" (3.91m x 3.63m)

Principal En Suite

6' 7" x 5' 10" (2.01m x 1.78m)

Bedroom 2

12' 4" x 11' 10" (3.76m x 3.60m)

Bedroom 3

9' 10" x 11' 9" (3.00m x 3.58m)

Family Bathroom

9' 1" x 7' 10" (2.76m x 2.38m)

Double Garage

17' 10" x 16' 8" (5.43m x 5.09m)





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1605 ft²

149.1 m²

(1) Excluding balconies and terraces

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(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		72
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

EU Directive
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