



6 MAIN STREET, GREAT CASTERTON
STAMFORD, PE9 4AP





SUMMARY

A traditional two-bedroom semi-detached cottage situated in the attractive village of Great Casterton.

THE PROPERTY

This is a two-bedroom semi-detached home located in the quiet village of Great Casterton, Stamford, Lincolnshire. The property offers a practical layout with a sitting room, separate kitchen / breakfast room, two bedrooms and a bathroom.

Outside, there are gardens at both the front and rear, as well as two car parking spaces to the rear. It is a comfortable and well-positioned home, ideal for those looking for a peaceful setting with easy access to local amenities.

LOCATION

Situated in the attractive village of Great Casterton on the edge of Stamford, this property enjoys a tranquil setting that combines rural charm with excellent local convenience. Great Casterton offers a peaceful village atmosphere with easy access to beautiful countryside walks, while the nearby historic market town of Stamford provides an extensive range of amenities, including boutique shops, renowned schools, cafés, restaurants, leisure facilities, and cultural attractions. The area is well served by road links, with swift access to the A1 offering convenient travel to Peterborough, the surrounding villages, and further afield.

DIRECTIONS

From the A1, take the exit signposted for Great Casterton onto the B1081. Follow the road into the village, then at the crossroads turn onto Ryhall Road. Immediately take the turning onto Pickworth Road and continue for approximately three miles. Upon entering the village, the property will be found set back from the main road on the right-hand side.

GENERAL

Local Authority: Rutland County Council

Council Tax: Band B

Services: Mains water, mains sewage, mains gas & mains electricity.

METHOD OF SALE

Offers are invited via the Private Treaty method of sale with rights reserved to conclude marketing through an informal tender process.

VIEWINGS

Viewings should be arranged strictly by appointment with Ceres Property.

CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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