



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Elgar Way,
Stamford, PE9 1EY
£360,000

SUMMARY

- Extended Three Bedroom End Of Terrace Home
- Downstairs WC, Family Bathroom & En Suite
- Kitchen Dining Room
- Living Room
- Private Rear Garden Space
- Two Side By Side Parking Spaces
- Bi-folding Doors To Rear Garden
- Recently Renovated



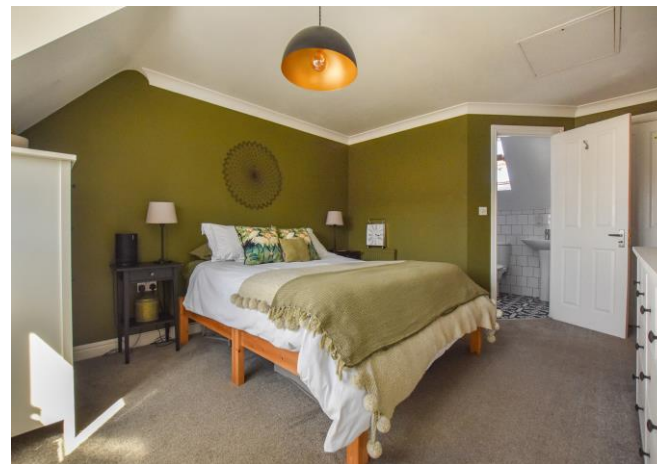


*** TWO SIDE BY SIDE PARKING SPACES ***

Extended three bedroom end of terrace home, with two side by side off road parking spaces in front of the property.

The property comprises; Entrance Hall, Downstairs WC, Living Room, Kitchen Dining Room with bi-folding doors to rear garden, Family Bathroom, Three well proportioned bedrooms, En Suite to master and a private rear garden space.

The historic market town of Stamford with many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary & secondary schools near by, education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market towns such as Bourne, Market Deeping and Oakham. High speed trains from Peterborough (only 15 miles away) to London Kings Cross take approximately 46 minutes; ideal for the commuter. The A1 road is only 1 mile away.



Tenure: **Freehold**

EPC Rating: **C**

Council Tax Band: **C**

Local Authority: **SKDC**

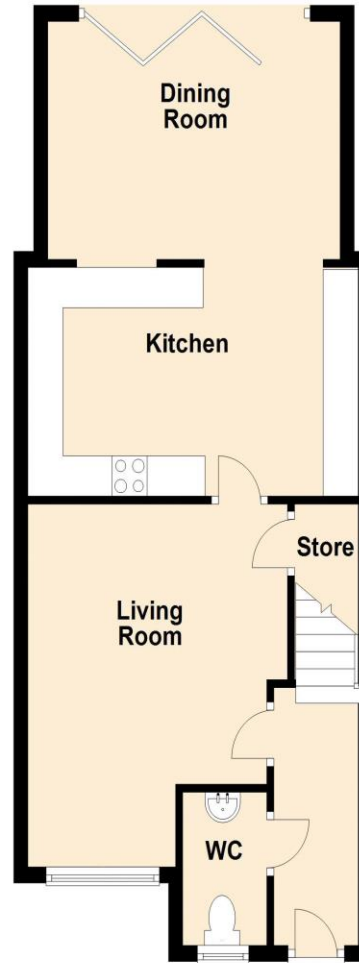
Services: **Gas Central Heating**

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Ground Floor

Approx. 50.1 sq. metres (538.9 sq. feet)



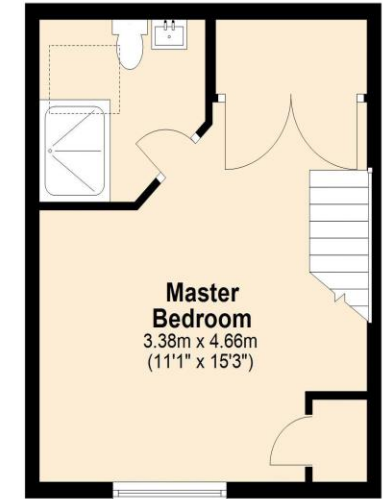
First Floor

Approx. 34.0 sq. metres (366.1 sq. feet)



Second Floor

Approx. 26.7 sq. metres (287.9 sq. feet)



Total area: approx. 110.8 sq. metres (1192.8 sq. feet)

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