



67 Elton Road, Wansford, Stamford, PE8 6JS

 **NEWTON FALLOWELL**



4 2 3

## Key Features

- Extended Family Home
- Popular Village with Amenities and Easy A1 access
- Four Bedrooms & Two Bathrooms
- Three Reception Rooms
- Private Rear Garden with Open Aspects
- Scope to Improve
- Driveway & Garage
- No Onward Chain
- EPC Rating E
- Freehold

Guide Price £550,000 - £575,000





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Set in the popular village of Wansford within walking distance of amenities and commuter access to the A1 sits this spacious FOUR BEDROOM detached family home boasting THREE RECEPTION ROOMS, a private rear garden, a generous driveway and single garage.

On entering the home, the hallway leads you to the ground floor WC, the stairs to the first floor with useful storage beneath, the kitchen and a generous living room. The kitchen has been fitted with a range of units and hosts some integrated appliances, from here leads to the rear hallway with access to the utility room, a useful internal door to the garage, a door to the rear garden and leads on to the snug. The living room is generous, running the full depth of the property with an open arch leading on to the dining room. From here there is a second staircase leading to a galleried landing/office/games room (potential further bedroom) which has a door leading into the adjoining bedroom, benefitting from a generous eaves storage. From the main landing leads on to all other bedrooms and a family bathroom.

Outside, the property is approached by a gravelled driveway large enough to accommodate several vehicles, leading on to meet the integral garage (with inspection pit) and further inset shrubs for privacy. Gated access to one side leads to the rear garden which is mainly laid to lawn with a patio seating area, raised planted borders and enjoys a high degree of privacy with views over farmland.

Entrance hall 3.76m x 3.12m (12'4" x 10'2")

WC 1.45m x 1.04m (4'10" x 3'5")

Kitchen 3.91m x 2.99m (12'10" x 9'10")

Rear hall 1.23m x 0.9m (4'0" x 3'0")

Utility room 2.58m x 1.79m (8'6" x 5'11")

Snug 3.58m x 3m (11'8" x 9'10")

Living room 6.98m x 3.99m (22'11" x 13'1")

Dining room 4.67m x 4.4m (15'4" x 14'5")

Galleried landing/Office/Games room 4.52m x 4.38m (14'10" x 14'5")

Bedroom one 4.01m x 3.62m (13'2" x 11'11")

Ensuite 2.48m x 2.31m (8'1" x 7'7")

Landing 3.94m x 1.78m (12'11" x 5'10")

Bedroom two 5.01m x 3.15m (16'5" x 10'4")

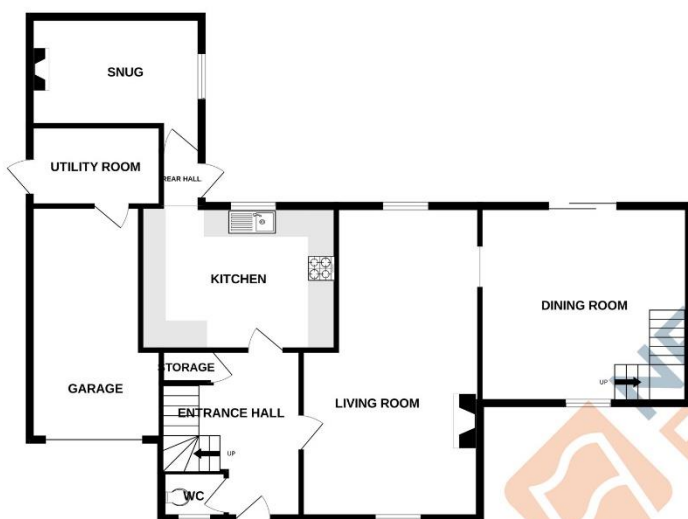
Bedroom three 3.66m x 2.85m (12'0" x 9'5")

Bedroom four 2.31m x 2.1m (7'7" x 6'11")

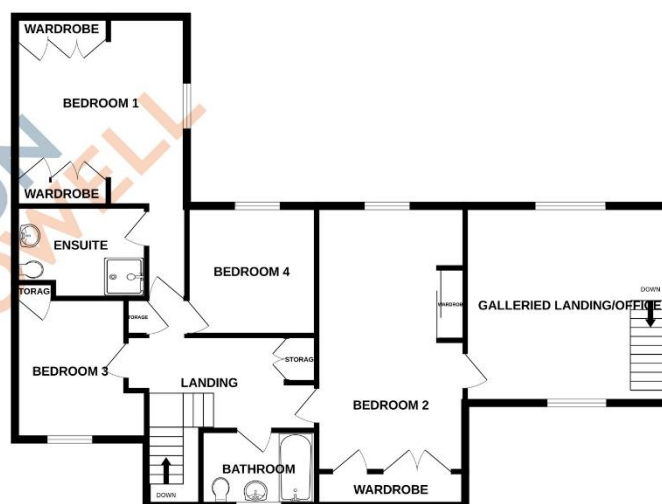
Bathroom 2.73m x 1.81m (9'0" x 5'11")



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2158 sq.ft. (200.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: Huntingdonshire  
Council Tax Band: F

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.