



10 Elgar Way, Stamford, PE91EY

 **NEWTON FALLOWELL**

4 2 2

## Key Features

- Immaculately Presented Four Bedroom Extended Town House
- Stunning Open Plan Kitchen Dining Room
- Low Maintenance Landscaped Rear Garden
- Sought After Cul De Sac Location
- Single Garage & Driveway
- No Onward Chain
- Within walking distance to Stamford's town centre
- Council Tax Band - E
- EPC Rating C
- Freehold

£475,000





\*Guide Price £475,000 - £485,000\* Offered with no onward chain, Newton Fallowell are delighted to present this beautifully presented four-bedroom detached family home offers spacious and versatile living across three floors. Recently enhanced by a high-quality single-storey extension, the property now features a stunning open-plan kitchen and dining area—perfect for entertaining and modern family life. The home is finished to a high standard throughout, combining contemporary style with a practical layout.

On the ground floor, the accommodation comprises a welcoming entrance hall, cloakroom, a generous separate living room is situated on the left-hand side. The focal point of this property is the stylish open-plan kitchen/dining space with quality fittings and ample room for dining with bi-fold doors leading to the rear garden.

The first floor hosts the main bedroom, complete with fitted wardrobes and an en-suite shower room. There is another large double bedroom with fitted wardrobes, plus the modern family bathroom completes the first floor. The top floor offers a further two double bedrooms bedroom and a useful landing/study area, ideal for home working or flexible use.

Outside, the property boasts a low maintenance south-west facing garden. To the front and side, there is ample off-street parking





and a single garage, providing excellent storage and convenience.

Entrance hall 1.94m x 1.87m (6'5" x 6'1")

Cloakroom 1.56m x 0.94m (5'1" x 3'1")

Living room 5.47m x 3.14m (17'11" x 10'4")

Kitchen diner 8.6m x 3.7m (28'2" x 12'1")



Landing 4.67m x 2.9m (15'4" x 9'6")

Bedroom one 5.47m x 3.13m (17'11" x 10'4")

Ensuite 2.14m x 1.31m (7'0" x 4'4")

Bedroom two 3.42m x 2.88m (11'2" x 9'5")

Dressing room 2.07m x 0.71m (6'10" x 2'4")

Bathroom 1.96m x 1.94m (6'5" x 6'5")

Second landing 4.08m x 1.95m (13'5" x 6'5")

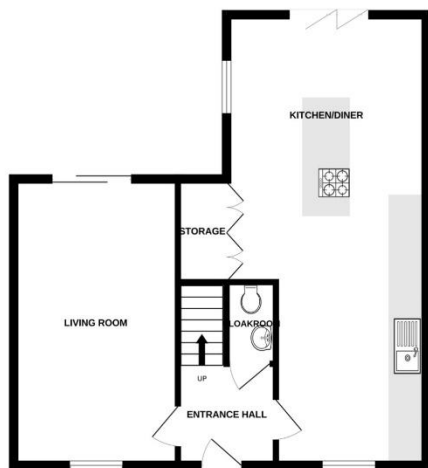
Bedroom three 4.6m x 3.16m (15'1" x 10'5")

Bedroom four 4.6m x 2.92m (15'1" x 9'7")





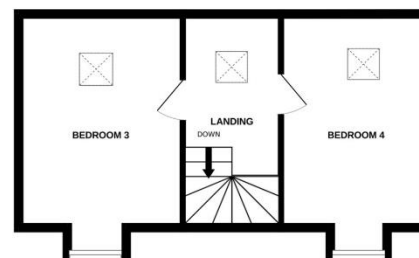
GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.1 sq.m.) approx.



2ND FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 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             |         |           |
| 69-80 | C             | 76 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

#### COUNCIL TAX INFORMATION:

Local Authority:  
Council Tax Band: E

#### 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 £62 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.