

## 24 Elgar Way, Stamford, PE9 1EY

| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 76      | 83        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A   |  |         |           |
| (81-91) B   |  |         |           |
| (69-80) C   |  |         |           |
| (55-68) D   |  |         |           |
| (39-54) E   |  |         |           |
| (21-38) F   |  |         |           |
| (1-20) G  |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales   |  |         |           |
| EU Directive 2002/91/EC   |  |         |           |

This four double bedroom link-detached family home offers versatile accommodation set over three floors, all set within a cul-de-sac location. There is a tri-aspect kitchen diner, sitting room and family room, as well as an en-suite to the main bedroom.

The accommodation comprises: - Entrance hall, cloakroom, sitting room, family room, kitchen diner, utility room, landing, Main bedroom with en-suite, second bedroom, family bathroom, second landing and two further double bedrooms.

To the front is off street parking, whilst to the rear is an enclosed patio and lawn family garden. The property sides onto a play park and provides access to the town centre and local countryside.

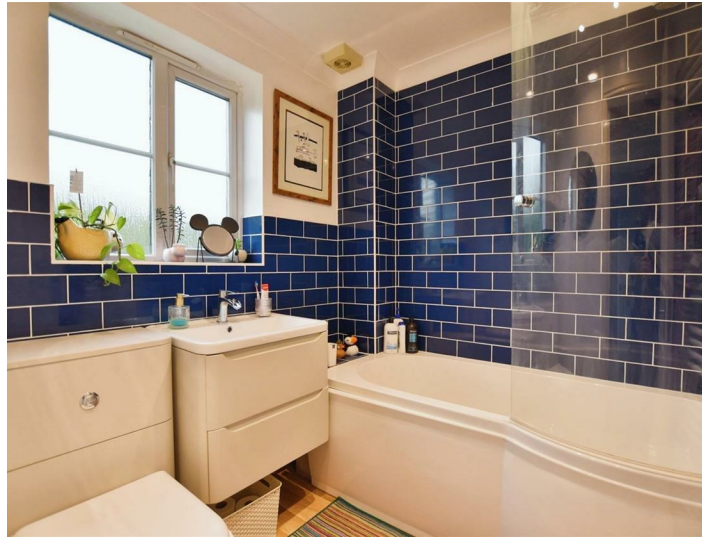
**Asking Price £445,000 Freehold**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



- Four bedroom family home
- Kitchen diner & utility room
- Main bedroom with en-suite
- Gas fired central heating
- Siding onto a park

- Link detached property
- Sitting room & Family room
- Accommodation over three floors
- Patio & lawn garden, & off street parking
- Council Tax Band - E, EPC - C



**ACCOMMODATION:**

**Entrance Hall**

**Cloakroom**

**Sitting Room**  
5.44m x 3.12m (17'10 x 10'3)

**Family Room**  
4.93m x 2.44m max (16'2 x 8' max)

**Kitchen Diner**  
5.44m x 2.90m (17'10 x 9'6)

**Utility Room**  
1.93m x 1.83m (6'4 x 6')

**Landing**

**Main Bedroom**  
5.46m x 3.10m max (17'11 x 10'2 max)

**En-suite**

**Bedroom Two**  
3.45m x 2.90m (11'4 x 9'6)

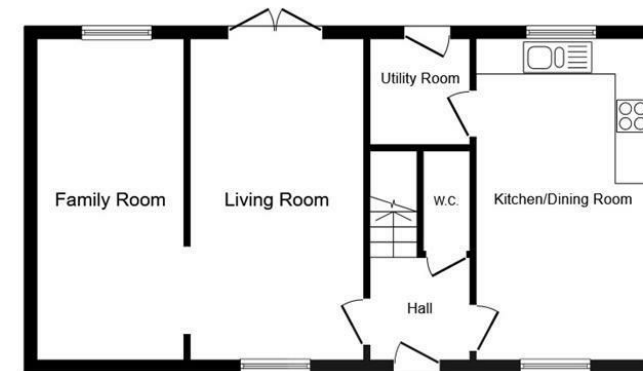
**Family Bathroom**

**Second Landing**

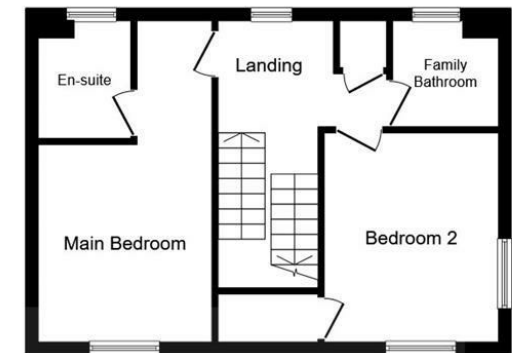
**Bedroom Three**  
4.34m x 2.90m max (14'3 x 9'6 max)

**Bedroom Four**  
4.27m x 3.18m max (14' x 10'5 max)

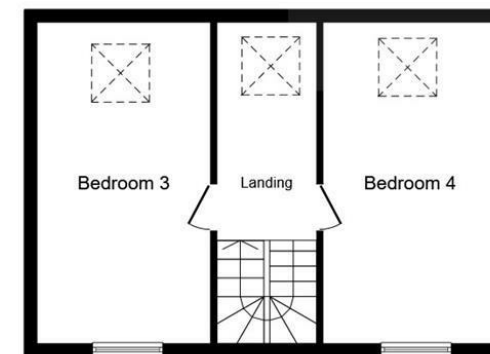
**FLOOR PLAN:**



**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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