



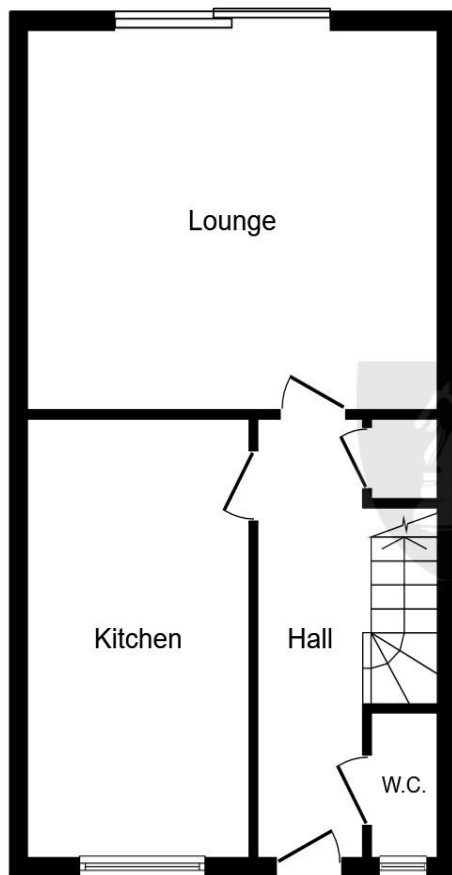
**Elgar Way
Stamford PE9 1EY**



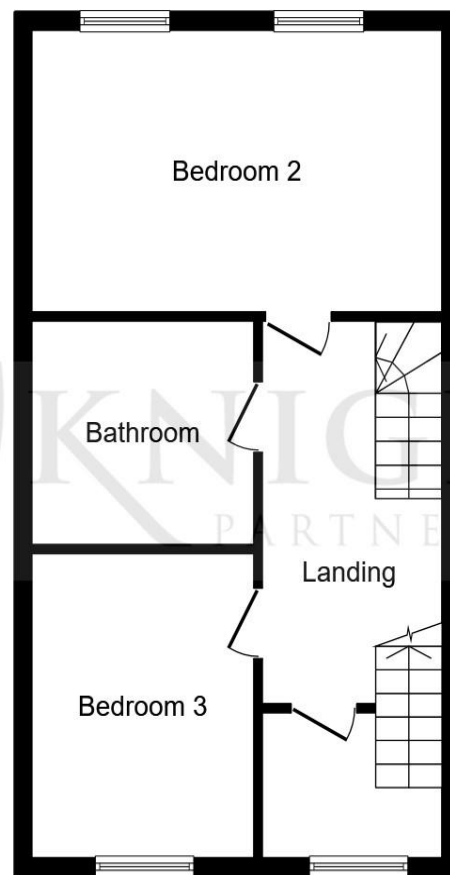
Welcome to Elgar Way

Situated in a cul-de-sac within this popular development is this immaculate three storey town house. The property is conveniently located with easy access to the Town centre, local amenities & schooling.

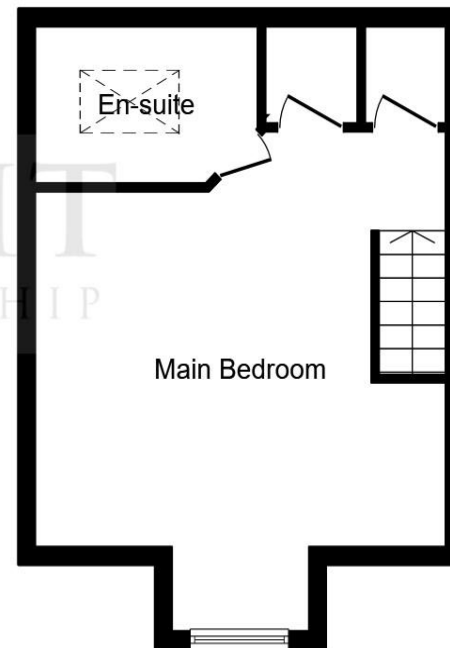




Ground Floor



First Floor



Second Floor

Entrance Hall

Cloakroom

Kitchen

6' 2" x 10' 9" (1.88m x 3.28m)

Lounge

12' 1" x 13' 4" (3.68m x 4.06m)

First Floor

Bedroom Two

8' 3" x 13' 5" (2.51m x 4.09m)

Bedroom Three

6' 4" x 8' (1.93m x 2.44m)

Bathroom

Stairs To Master Suite

Master Bedroom

13' 4" x 13' 6" (4.06m x 4.11m)

En-Suite Shower Room

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Welcome to

Elgar Way

Well-Presented Three Storey Town House

- Situated in a Cul-De-Sac
- Master Bedroom Covering Top Floor With En-Suite Shower Room
- Modernised Kitchen and Bathrooms
- Three Bedrooms

Tenure: Freehold EPC Rating: C

£280,000

The accommodation set over three floors briefly comprises: Entrance Hall and cloakroom, a nicely fitted kitchen with built-in appliances. The lounge is found to the rear of the property with sliding patio doors out to the garden.

Upstairs on the first floor is the second bedroom with built-in wardrobe, the family bathroom & bedroom three.

Covering the whole of the top floor is the Master bedroom with an en-suite shower room and built-in cupboard, and wardrobes for storage.

Outside to the front there is a block paved parking space and the rear garden is laid to lawn with a patio and gated access to the rear.

Viewing highly recommended!



Please note the marker reflects the postcode not the actual property

 01780 765060

 mailroom@knightpartnership.com

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 knightpartnership.com

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



KNIGHT

PARTNERSHIP

Property Ref:

SMD104404 - 0006