

37 Langton Walk Stamford PE9 2WF



Welcome to

Langton Walk

A thoughtfully configured family home set in a sought-after development within catchment for Ofsted rated good schools and with convenient access to the town and A1 alike, the development benefits from ample communal green space and a children's playground close by.



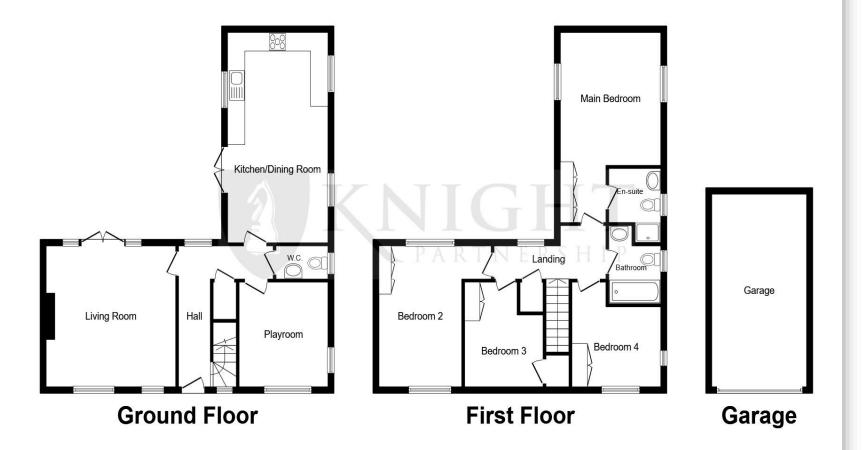












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement.

A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Cloakroom

Lounge

14' 9" x 14' 11" (4.50m x 4.55m)

Kitchen Dining Room

11' 2" x 22' 5" (3.40m x 6.83m)

Stairs & Landing

Principal Bedroom

11' 2" x 12' 6" minimum (3.40m x 3.81m minimum)

Ensuite

7' 1" x 5' 2" (2.16m x 1.57m)

Bedroom Two

14' 11" x 10' 1" (4.55m x 3.07m)

Bedroom Three

9' 7" x 10' (2.92m x 3.05m)

Bedroom Four

11' 5" x 8' 10" (3.48m x 2.69m)

Family Bathroom

7' 7" x 6' 3" (2.31m x 1.91m)

Outside

Front & Rear Gardens

Detached Garage & Driveway

Welcome to

Langton Walk

- Well Presented Detached Family Home
- Principal Bedroom & Ensuite
- Kitchen Diner With French Doors To Patio
- Sought After Popular Development
- Flexible/Adaptable Accommodation
- Garage & Driveway
- Convenient To Malcolm Sargent School
- Easy Access To Town Centre & A1

Tenure: Freehold EPC Rating: B Council Tax Band: E

guide price

£525,000

A well-presented spacious family home with accommodation comprising: Entrance Hall, door off to the dual aspect lounge with panelling to one wall and French doors, also from the hall is a dual aspect reception room currently being used as a playroom although would alternatively work well as a dining room or home office. To the rear of the property is a dual aspect kitchen dining room with French Doors opening onto the patio and integrated appliances including dishwasher, fridge freezer, washing machine, double oven and gas hob. A cloakroom and understairs cupboard complete the ground floor accommodation.

Upstairs the light and airy Principal Bedroom is fitted with built in wardrobes and has an ensuite shower room, there are three further dual bedrooms with built in wardrobes and a family bathroom fitted with a three-piece suite including a shower over the bath.

Outside the property is set behind a low maintenance front garden overlooking parkland and fields, to the rear of the property is a detached garage and driveway with gated access to the secluded garden, mainly laid to lawn with a patio accessed from the French Doors

and a further entertaining space to the end of the garden.









Please note the marker reflects the postcode not the actual property







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Property Ref: SMD104614 - 0003