



**37 Langton Walk  
Stamford PE9 2WF**



**KNIGHT**  
PARTNERSHIP



## *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.





## 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

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](http://www.focalagent.com)

## 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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SMD104614 - 0003



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