



Langton Walk
Stamford PE9 2WF



KNIGHT
PARTNERSHIP

Welcome to
Langton Walk
Stamford

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

Welcome to Langton Walk Stamford

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

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

offers in excess of
£500,000



Please note the marker reflects the
postcode not the actual property

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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.

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