



Elton Road  
Stibbington PE8 6JX





## *Welcome to* **Elton Road**

This spacious detached chalet-bungalow is situated on the outskirts of Wansford, with easy access to the A1, and local amenities in Wansford, whilst being a short drive to Stamford. The bungalow is gated and offers beautifully kept and generous gardens.





**Ground Floor**

**First Floor**

## Porch

## Reception Hall

27' 6" x 11' 9" ( 8.38m x 3.58m )

## Cloakroom

## Living Room

36' 1" x 23' 9" ( 11.00m x 7.24m )

## First Floor

## Guest Bedroom

16' 9" x 13' 9" ( 5.11m x 4.19m )

## En-Suite Shower Room

## Laundry/Boot Room

12' 7" x 8' 2" ( 3.84m x 2.49m )

## Shower Room

## Home Office/Bedroom

13' 1" x 8' ( 3.99m x 2.44m )

## Conservatory

20' 9" x 16' 1" ( 6.32m x 4.90m )

## Dining Room

21' 9" x 12' 7" ( 6.63m x 3.84m )

## Kitchen Breakfast Room

20' 3" x 13' 7" ( 6.17m x 4.14m )

## Gym

18' 2" x 17' 5" ( 5.54m x 5.31m )

## Main Bedroom

20' 7" x 14' ( 6.27m x 4.27m )

## Dressing Room

## Jack & Jill En-Suite Bathroom

## Bedroom Two

14' x 12' 1" ( 4.27m x 3.68m )

## Bedroom Three

12' x 9' 3" ( 3.66m x 2.82m )

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.

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*Welcome to*

## Elton Road

- Large Detached Chalet-Bungalow
- Offering Flexible Accommodation with Scope to Improve
- Lovely Generous Gardens
- Four/Five Bedrooms & Potential Annex
- Separate Dining Room & Large Conservatory
- Situated on the Outskirts of Wansford
- 36ft Living Room

Tenure: Freehold EPC Rating: E

Council Tax Band: F

guide price

**£875,000**

The property offers ample flexible accommodation with scope to extend further/improve and has the potential for an annex. Benefitting from a large reception hall, a 36ft living room, four bedrooms and a fifth bedroom/home office, three bathrooms and a separate dining room. There is a generous conservatory with access to the garden and an 18ft gym/studio. On the ground floor there is a large bedroom with dressing room and a Jack & Jill bathroom, and a bedroom on the first floor also with a dressing room & en-suite shower room accessed from a staircase in the living room. The kitchen has a range of modern units with built-in appliances and a lantern roof and has access out to the garden.

The gardens are of a good size & laid to lawn with mature trees and borders, offering a good degree of privacy and there is an ample block-paved driveway to the front.



Please note the marker reflects the postcode not the actual property

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