



**Elgar Way  
Stamford PE9 1EY**



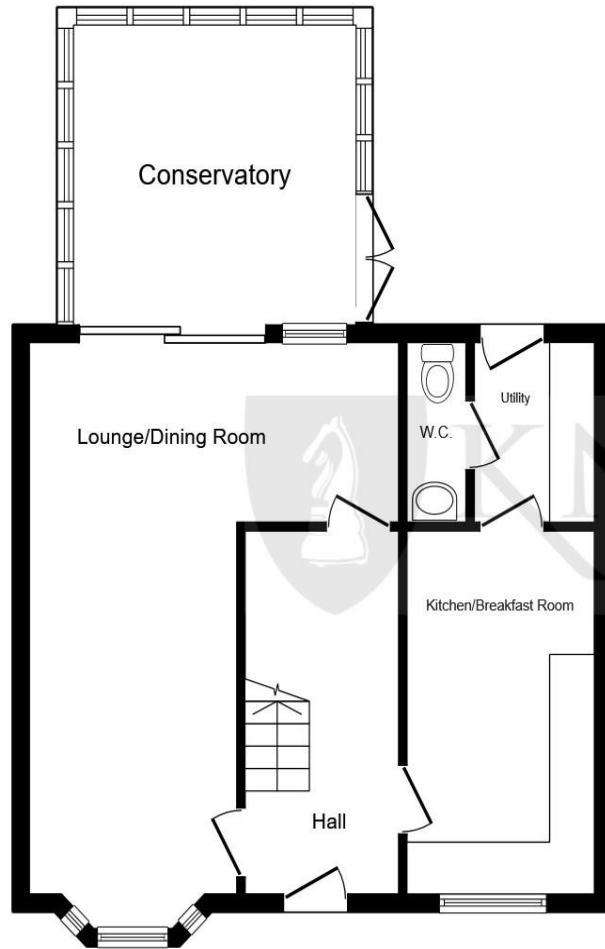
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PARTNERSHIP



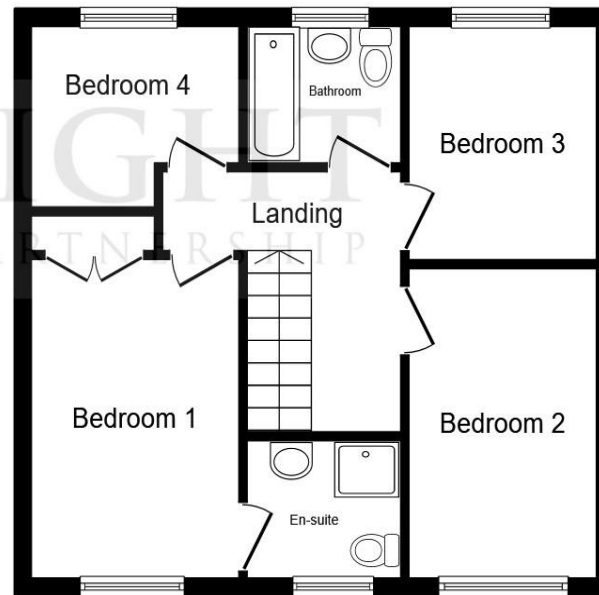
## *Welcome to* **Elgar Way**

This well-presented detached family home is positioned in a popular development close to local amenities and with easy access to schooling and the town centre. Offered for sale with no onward chain.





**Ground Floor**



**First Floor**

### **Entrance Hall**

### **Lounge Dining Room**

21' 9" x 15' 4" max ( 6.63m x 4.67m max )

### **Conservatory**

11' 5" x 11' 2" ( 3.48m x 3.40m )

### **Kitchen**

14' 2" x 8' 1" ( 4.32m x 2.46m )

### **Utility Room**

### **Cloakroom**

### **Bedroom One**

12' 6" x 9' ( 3.81m x 2.74m )

### **En-Suite Shower Room**

### **Bedroom Two**

12' 2" x 8' 3" ( 3.71m x 2.51m )

### **Bedroom Three**

9' 2" x 7' 3" ( 2.79m x 2.21m )

### **Bedroom Four**

9' 9" x 5' 6" ( 2.97m x 1.68m )

### **Bathroom**

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*

## Elgar Way

- Detached Four Bedroom Family Home
- Popular Development
- Easy Access to Local Amenities & Schooling
- Lounge Dining Room
- Utility & Cloakroom
- Conservatory
- Single Garage & Driveway
- No Chain

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

The accommodation briefly comprises: Entrance hall leading to the lounge dining room, with patio doors out to the conservatory which has French doors out to the garden. Also off the hall is the kitchen which is fitted with a range of units with integrated appliances including an oven & hob, fridge freezer and dishwasher with the utility room and cloakroom at the rear of the kitchen. The utility room has space for a washing machine and tumble dryer and has a door out to the rear garden.

Upstairs there are four bedrooms, with the main bedroom having built-in wardrobes and an en-suite shower room, and the family bathroom fitted with a white three-piece suite with a shower over the bath.

Outside to the front is a lawned garden with hedging and the block-paved driveway leading to the single garage. To the rear the garden is mainly laid to lawn with a patio seating area.

**£475,000**



Please note the marker reflects the  
postcode not the actual property

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