



## Hayes Walk

Elton, PE8 6RY

Detached four bedroom family home set in a discrete location within the centre of the popular and picturesque village of Elton. The village offers excellent walking routes and affords easy access by car to the market Towns of Oundle and Stamford as well as the City of Peterborough. The village itself benefits from two public houses, a primary school, village shop, garden centre, and a golf course.

Offers In Excess Of £400,000



# Hayes Walk

Elton, PE8 6RY



- Detached Family Home
- Close to Peterborough, Oundle and Stamford
- Double Garage & Driveway
- End of Cul-De-Sac Position
- 4 Bedrooms & 2 Bathrooms
- Established Gardens
- Picturesque & Popular Village
- 2 Reception Rooms
- Please Refer to Attached KFB For Material Information Disclosures

## Entrance Hall

5'9" x 11'8" (1.75m x 3.56m)

## Cloakroom

3'2" x 5'3" (0.97m x 1.60m)

## Living Room

11'3" x 22'9" (3.43m x 6.93m)

## Study/Dining Room

11'0" x 10'8" (3.35m x 3.25m)

## Kitchen

11'0" x 10'9" (3.35m x 3.28m)

## Landing

## Bedroom 1

11'4" x 10'4" (3.45m x 3.15m)

## En Suite Shower Room

## Bedroom 2

11'3" x 10'2" (3.43m x 3.10m)

## Bedroom 3

11'4" x 8'1" (3.45m x 2.46m)

## Bedroom 4

9'4" x 8'5" (2.84m x 2.57m)

## Family Bathroom

6'7" x 5'6" (2.01m x 1.68m)

## Double Garage

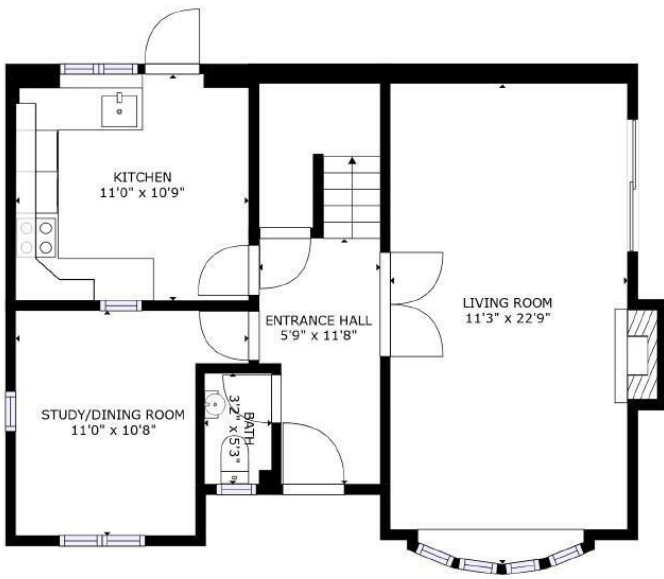


## Directions

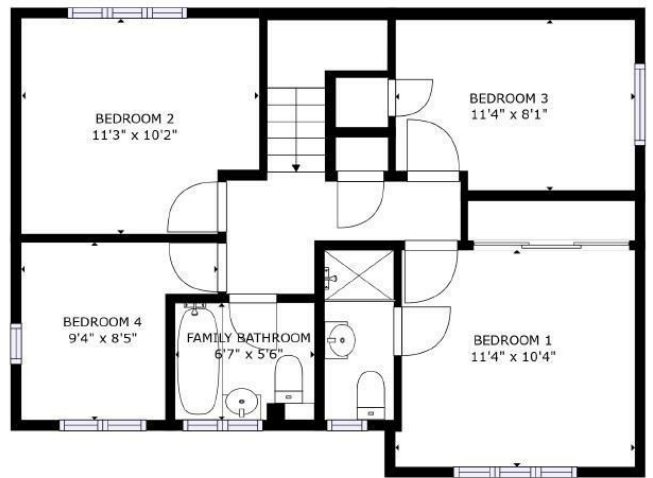
Please use the following postcode for Sat Nav guidance - PE8 6RY



# Floor Plan



FLOOR 1



FLOOR 2

**TOTAL: 1192 sq. ft**  
 FLOOR 1: 612 sq. ft; FLOOR 2: 580 sq. ft  
 EXCLUDED AREAS: FIREPLACE: 4 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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