



Elgar Way Stamford, PE9 1EY

This well-presented modern three bedroom semi-detached house sits in a pleasant position at the end of this popular cul-de-sac position on this small development within easy walking distance of the town centre. The property offers well proportioned rooms throughout although the Living Room and Master Bedroom are particularly generous.

Asking Price £325,000

Elgar Way

Stamford, PE9 1EY



- Well-Presented Three-Storey Family Home
- Master Bedroom with Refitted En Suite
- Enclosed Rear Garden - West facing
- Walking Distance to the Town Centre
- Two further Bedrooms & Family Bathroom
- Quiet Cul-De-Sac
- Spacious Living Room & Kitchen/Dining Room
- Off-Street Parking & Shared Visitor Parking
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

Kitchen/Diner

14'2" x 7'9" (4.32 x 2.36)

Living Room

15'1" x 15'6" (4.60 x 4.72)

Cloakroom

First Floor Landing

Bedroom 2

8'11" x 15'2" (2.72 x 4.62)

Bedroom 3

8'5" x 8'4" (2.57 x 2.54)

Family Bathroom

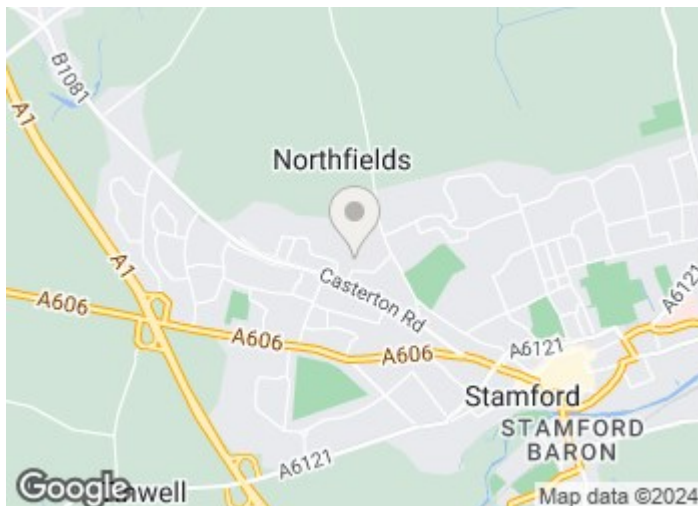
Master Bedroom

15'6" x 15'3" (4.72 x 4.65)

Ensuite

Off Street Parking

Fully Enclosed Rear Garden - West facing

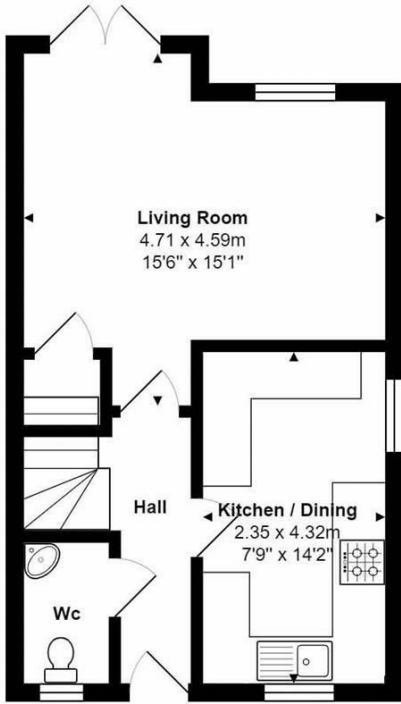


Directions

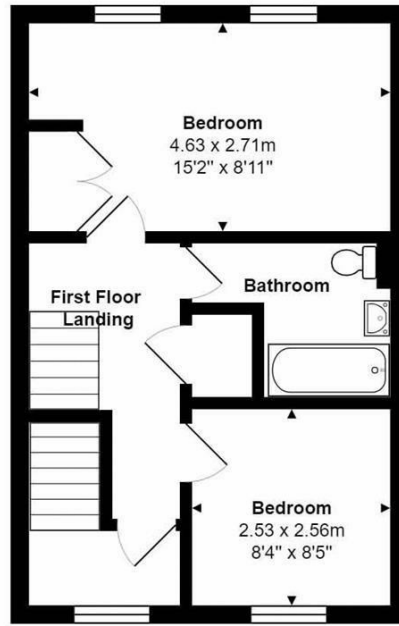
Please use post Code PE9 1EY for Sat Nav



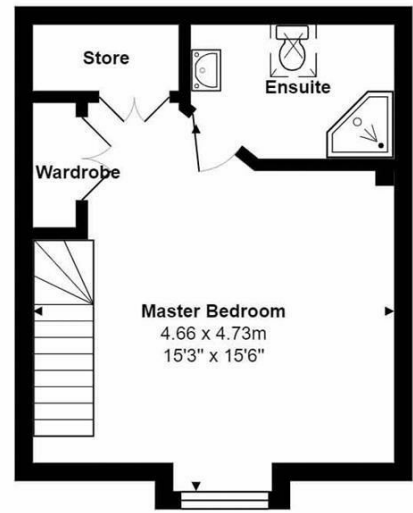
Floor Plan



Area: 37.1 m² ... 399 ft²



Area: 35.7 m² ... 385 ft²



Area: 27.4 m² ... 295 ft²

Total Area: 100.2 m² ... 1079 ft²

All measurements are approximate and for display purposes only

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.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	