



Elton Road, Wansford, PE8 6JS

 **NEWTON FALLOWELL**



 3    1    2

## Key Features

- Immaculate Three Bedroom Family Home
- Modernised to a High Standard Throughout
- Picturesque Field Views to the Rear
- Highly Sought After Village Location
- Ample Off Road Parking
- No Onward Chain
- Council Tax Band - B
- EPC Rating D
- Freehold

Offers in excess of £400,000





\*No Onward Chain\* Newton Fallowell are delighted to offer this completely modernised 1950s family home with three bedrooms, a generous rear garden, and plenty of off-road parking. Set in the sought-after village of Wansford, this attractive property blends character with modern living.

Inside, the ground floor features a bright living room with dual-aspect windows, an open fireplace, and French doors leading to the garden. The kitchen/diner is ideal for everyday family life, with hardwood worktops, integrated appliances, and space for a table. A handy utility/WC provides extra storage and space for laundry.

Upstairs are three good-sized bedrooms and a modern bathroom with a shower over the bath. The main bedroom enjoys views to both the front and rear. There is also scope to extend the property to the rear (subject to planning permission).



Outside, the home sits back from the road behind mature hedging, with a gravel drive offering plenty of parking. The rear garden includes a large patio, lawn, and summer house.

Wansford is a vibrant village with a shop, two pubs, the popular Haycock Hotel, and scenic walks along the River Nene. Stamford and Peterborough are both within easy reach, and the A1 is just minutes away.





Entrance Hall 1.79m x 3.29m (5'11" x 10'10")

Kitchen Diner 5.14m x 3.63m (16'11" x 11'11")

Lounge 5.14m x 3.33m (16'11" x 10'11")

WC/Utility Room 1.82m x 2.63m (6'0" x 8'7")

Bedroom One 3.32m x 5.17m (10'11" x 17'0")

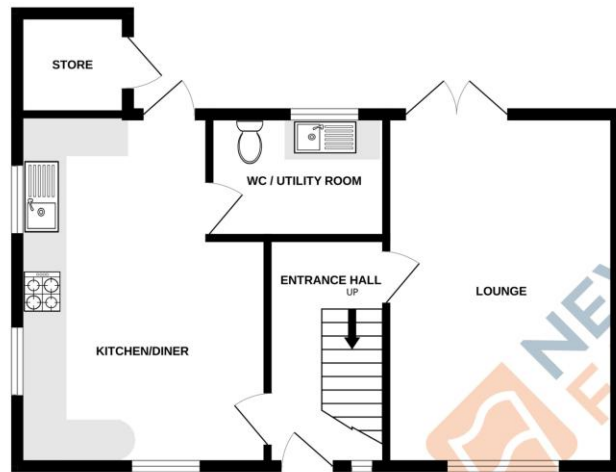
Bedroom Two 2.99m x 3.28m (9'10" x 10'10")

Bedroom Three 2.07m x 3.7m (6'10" x 12'1")

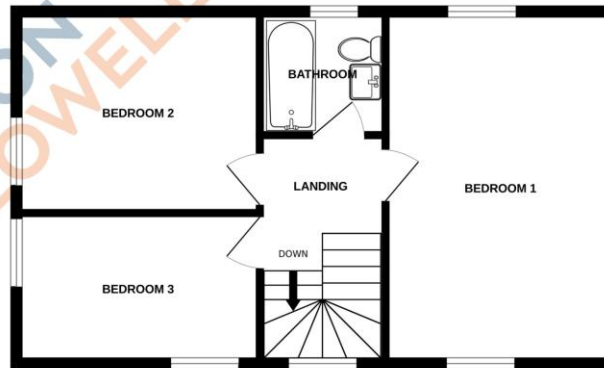
Bathroom 1.81m x 1.78m (5'11" x 5'10")



GROUND FLOOR  
525 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority:  
Council Tax Band: B

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.