



Elgar Way

Stamford, PE9 1EY

Extremely well presented 3-bedroom townhouse, located just a short walk from the Town centre, local schools, and the many local amenities that Stamford has to offer. Set in a quiet cul-de-sac in this ever-popular development to the North of the Town, this three-storey property has been finished to a high standard throughout and thoughtfully re modelled to provide an exceptional 24' open-plan ground floor Living Room & Kitchen.

£1,400 Per Month

Elgar Way

Stamford, PE9 1EY



- Three-Storey Town House
- 3 Double Bedrooms
- 2 Allocated Parking Spaces
- Well presented Throughout
- Refitted En Suite & Family Bathroom
- EPC Rating - C
- Open Plan Living Room & Kitchen
- Landscaped Rear Garden
- Please Refer to Key Facts for Tenants below for further information and Material Information Disclosures

Entrance Hall

Cloakroom

Living Room

11'5" x 14'9" (3.48m x 4.50m)

Kitchen

14'8" x 9'3" (4.47m x 2.82m)

First Floor Landing

Bedroom 2

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

Bedroom 3

8'0" x 10'6" (2.44m x 3.20m)

Family Bathroom

7'1" x 6'3" (2.16m x 1.91m)

Study

6'6" x 6'1" (1.98m x 1.85m)

Second Floor

Bedroom 1

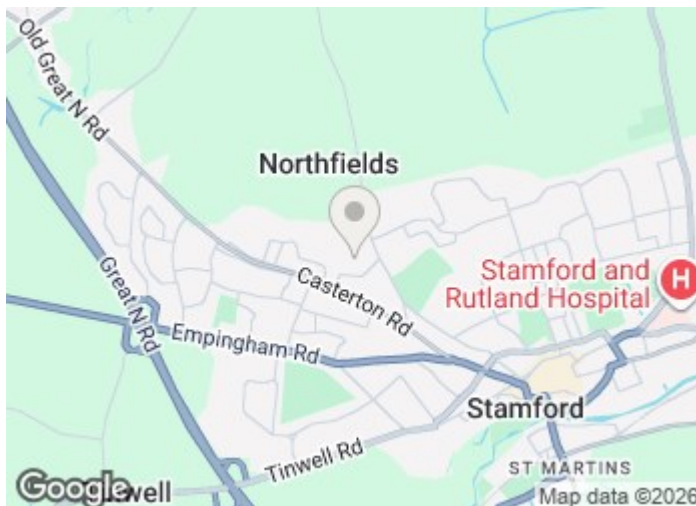
14'8" x 15'8" (4.47m x 4.78m)

En Suite Shower Room

7'3" x 6'0" (2.21m x 1.83m)

2 Allocated Parking Spaces

Landscaped Rear Garden

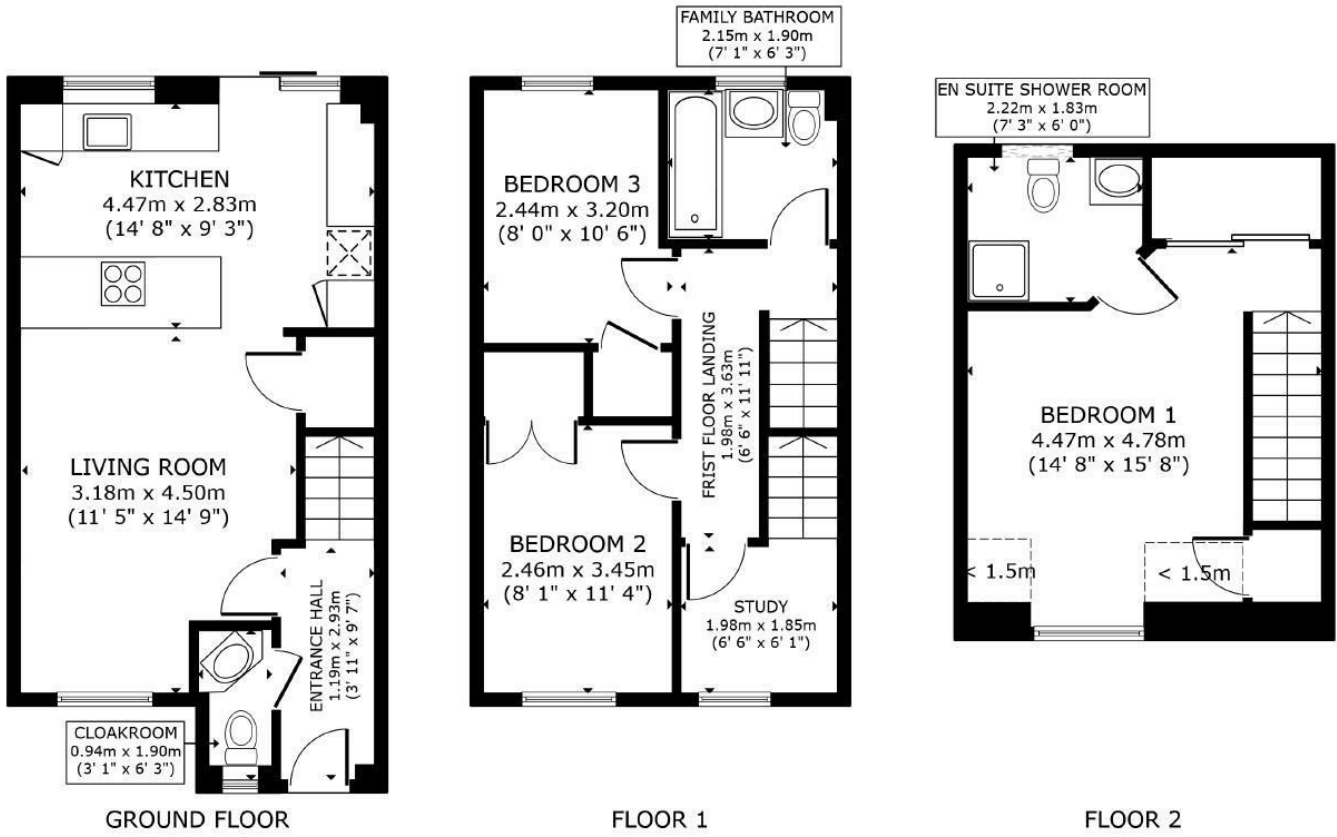


Directions

Please use the following postcode for Sat Nav guidance - PE9 1EY



Floor Plan



GROSS INTERNAL AREA
 GROUND FLOOR 35.9 m² (387 sq.ft.) FLOOR 1 34.0 m² (366 sq.ft.) FLOOR 2 24.9 m² (268 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 1.6 m² (17 sq.ft.)
 TOTAL : 94.8 m² (1,020 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.

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			
(81-91) B			88
(69-80) C		77	
(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	