



1 Elgar Way, Stamford - PE9 1EY

Offers Over £450,000

EASTAWAY

Modernised detached home in Stamford with flexible living spaces, garden room, sunny west-facing garden, parking, garage, and easy access to town, schools, parks and transport links.



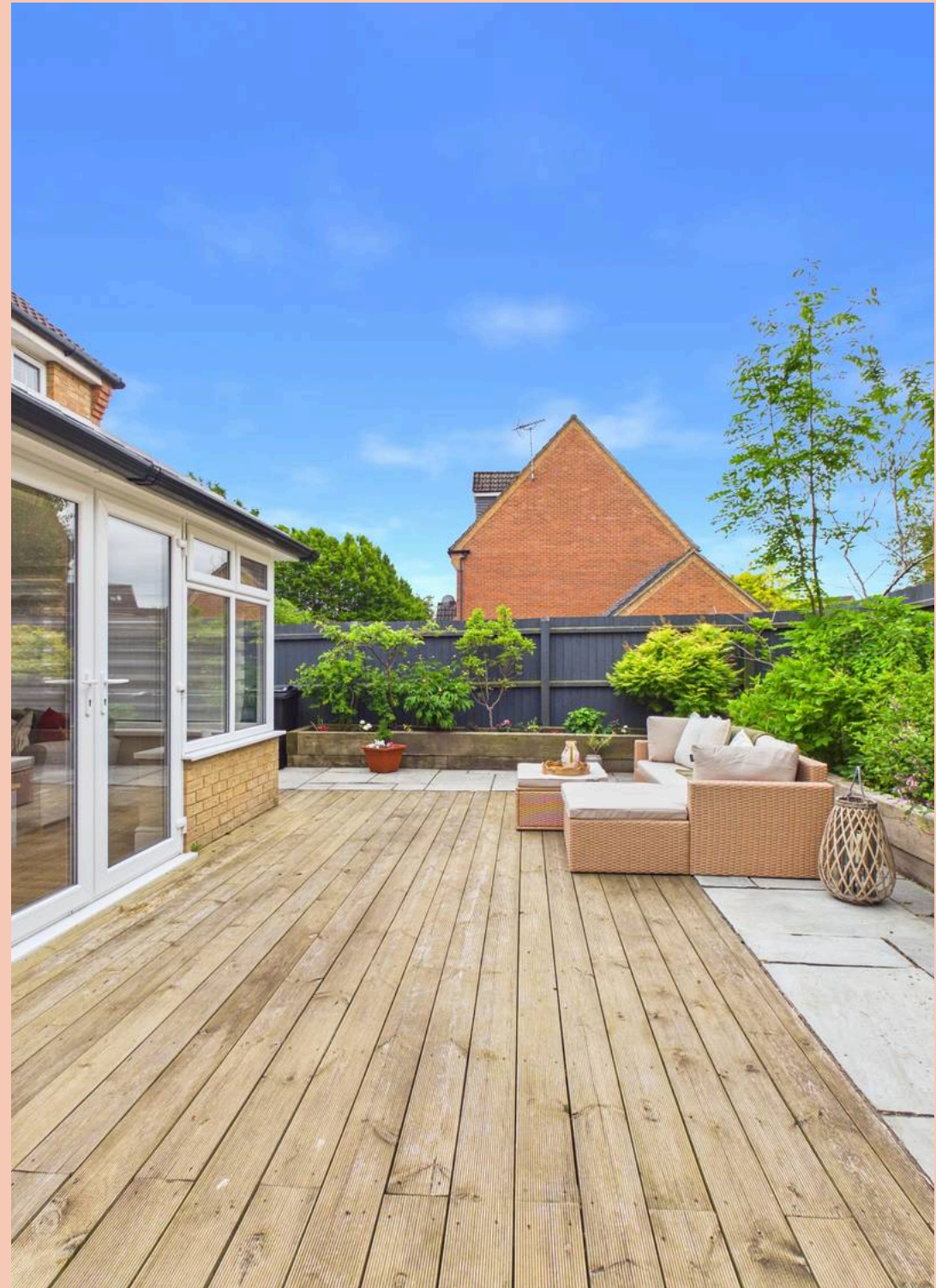
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Stunning garden room opening onto the west-facing garden, creating a bright and sociable heart to the home
- Beautifully modernised throughout with renovated kitchen, utility room, bathrooms and en suite
- Flexible layout with multiple reception spaces and excellent work from home potential
- Driveway parking, garage and EV charger, rarely found this close to Stamford town centre
- Popular residential setting within walking distance of Stamford's shops, cafés, restaurants and train station
- Low maintenance west-facing garden with patio, decking and raised borders designed for relaxing and entertaining





What the owners told us...

“We wanted a home that could hold every part of our life properly. Somewhere we could both work from home without compromise, walk into Stamford when we fancied dinner or coffee, have friends and family over, enjoy the garden, park easily and still feel calm at the end of the day. This home gave us all of that.”

Our Thoughts...

There are homes that look good online, and then there are homes that make immediate sense the moment you walk through the door. This is one of those homes. It has the space, parking and practicality people often hope to find in Stamford, but what really stands out is how naturally the house fits around everyday life.

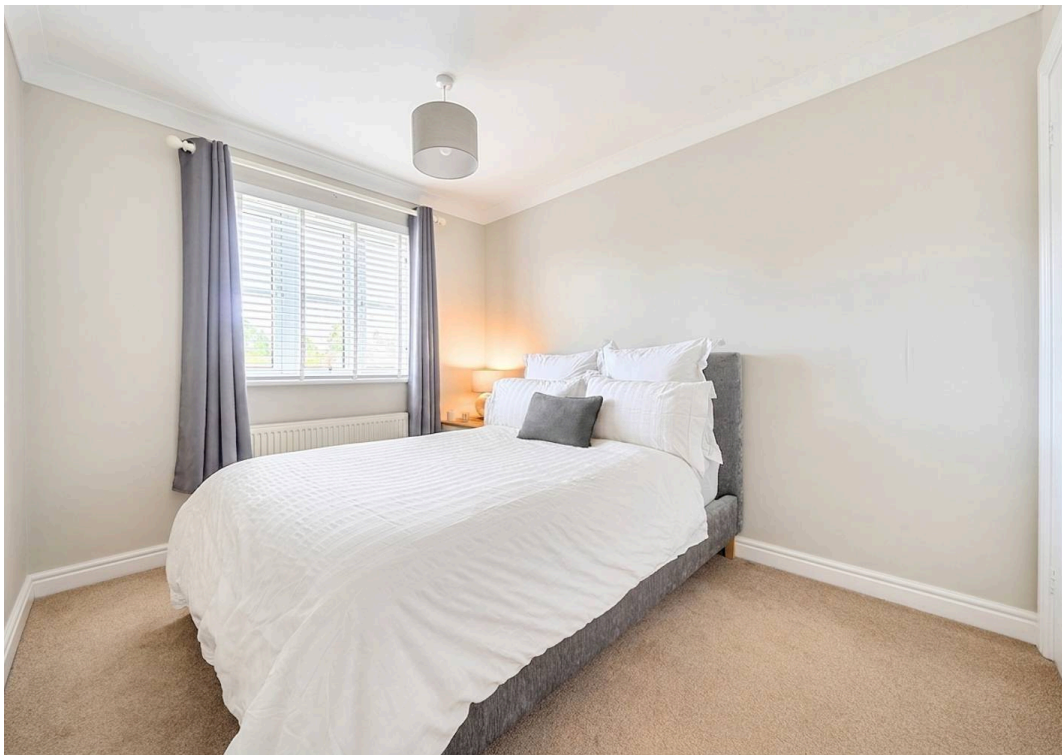
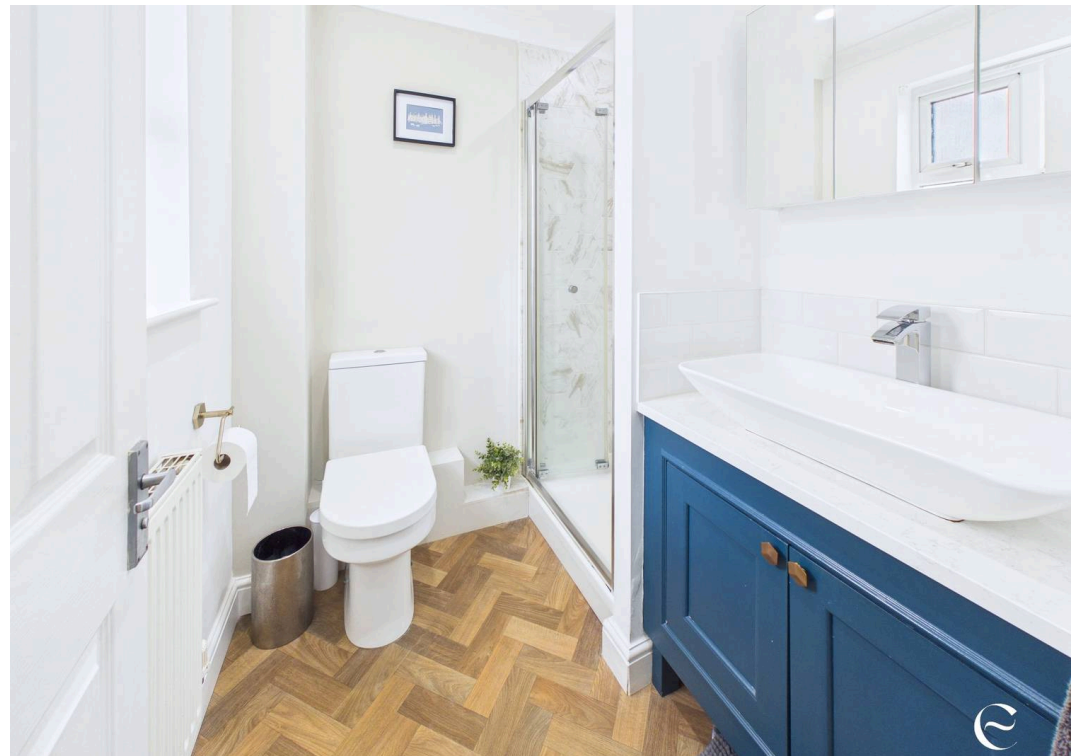
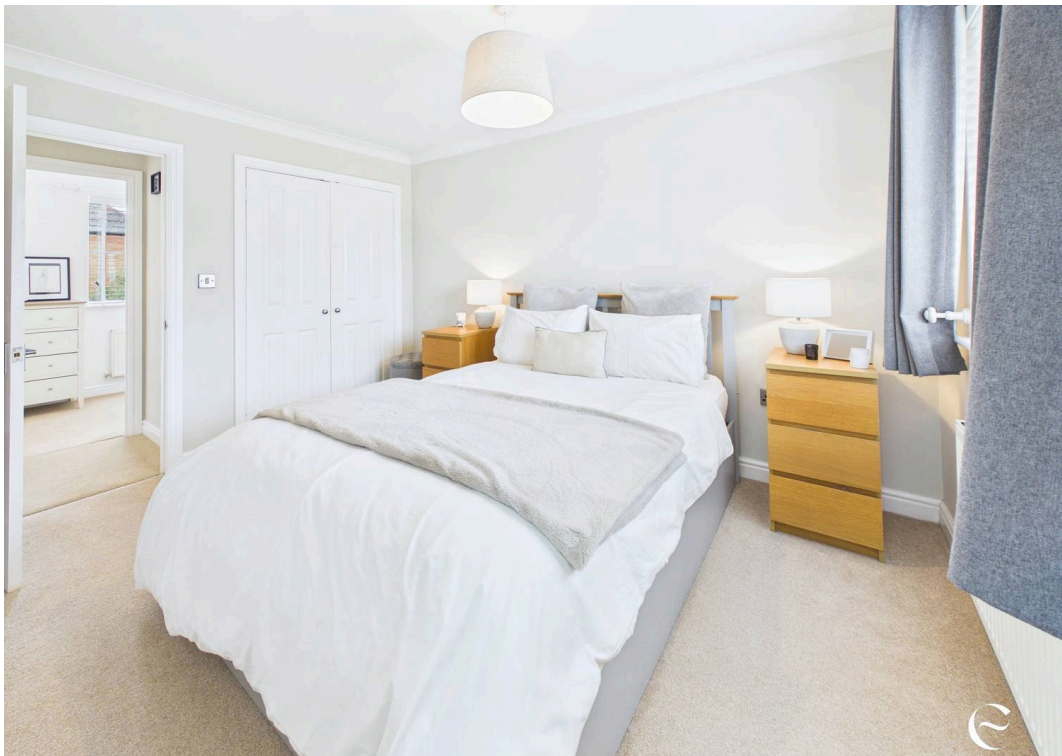
The current owners have thoughtfully modernised the house throughout, and the result feels stylish, warm and incredibly easy to live in. The layout flows properly, giving you separate spaces when you need them, while still keeping the house feeling sociable and connected. The living room feels calm and cosy in the evenings, while the additional reception room offers brilliant flexibility as either a study, dining room or second sitting room depending on what life looks like for the next owners.

Then there's the garden room, which completely changes the feel of the house. Bright, sociable and opening directly onto the west facing garden, it's the kind of space people naturally gravitate towards. Long lunches, summer evenings, coffee in the morning or friends gathered round while the doors stay open, it's very easy to picture everyday life unfolding here.

Upstairs, the bedrooms continue that same sense of balance and flexibility, whether that's family life, hybrid working or simply having space to spread out comfortably. Outside, the garden feels private, low maintenance and designed to be properly enjoyed throughout the day. Combined with the ability to walk into Stamford town centre while still having driveway parking, a garage and easy access to everything day to day life needs, this is one of those homes that quietly gives you the lifestyle people are increasingly searching for.









Living Room

15' 6" x 10' 9" (4.73m x 3.27m)

Kitchen

14' 6" x 8' 4" (4.42m x 2.53m)

Utility Room

7' 2" x 5' 1" (2.18m x 1.55m)

Ground Floor WC

Garden / Dining Room

14' 11" x 10' 4" (4.55m x 3.15m)

Study

10' 9" x 8' 11" (3.27m x 2.71m)

Principal Bedroom

12' 6" x 9' 0" (3.80m x 2.75m)

Principal En Suite

6' 8" x 6' 4" (2.03m x 1.92m)

Bedroom 2

12' 5" x 8' 6" (3.79m x 2.58m)

Bedroom 3

9' 3" x 8' 6" (2.82m x 2.59m)

Bedroom 4

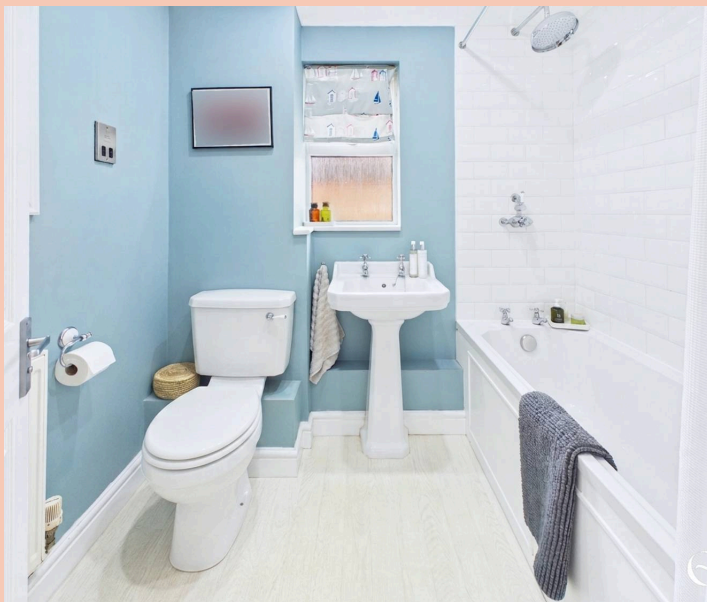
8' 11" x 7' 1" (2.72m x 2.15m)

Bathroom

7' 4" x 5' 9" (2.23m x 1.75m)

Garage

17' 2" x 9' 11" (5.22m x 3.01m)







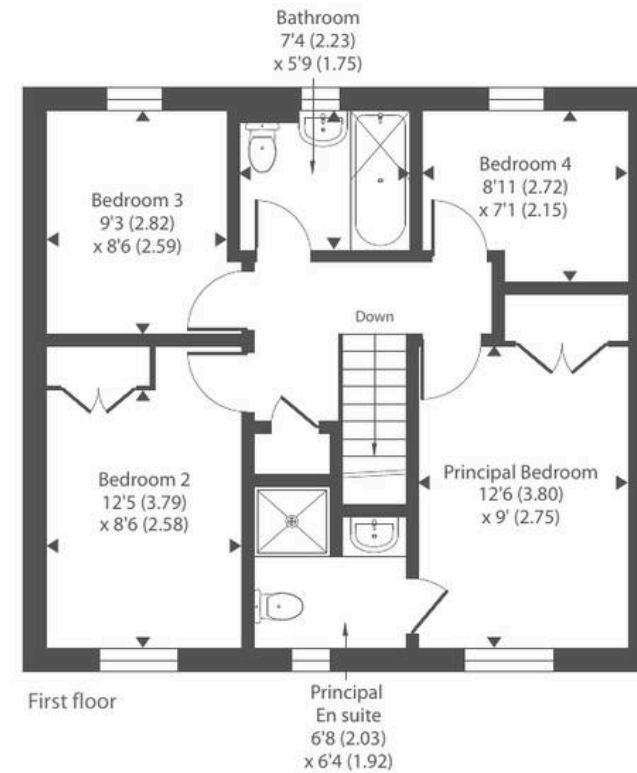
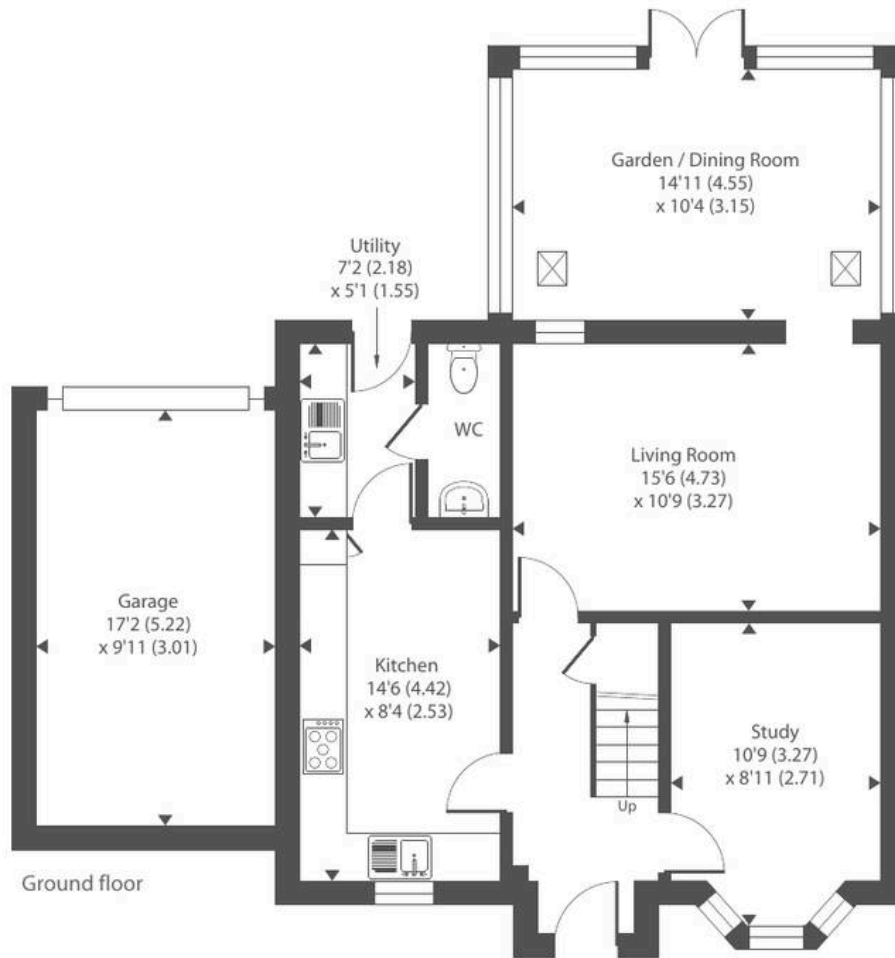


Approximate Area = 1250 sq ft / 116.1 sq m

Garage = 169 sq ft / 15.7 sq m

Total = 1419 sq ft / 131.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.

This floor plan is for illustrative purposes only. All dimensions are approximate and subject to change. Actual layout, features and specifications may vary. Please verify independently before making decisions. Produced for Eastaway Property REF 1465298



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

EU Directive
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