

*6 Elgar Way  
Stamford  
Lincs  
PE9 1EY*

**PRICE: £237,500 Freehold**



**DESCRIPTION:** Well-presented detached family house with conservatory extension, situated in popular area. 4 bedrooms, en suite to master, family bathroom, spacious lounge, separate dining room, conservatory, breakfast kitchen, utility and downstairs wc. UPVC double glazing, brick garage and off road parking. Landscaped gardens.

**LOCATION:** Popular residential area approx half a mile from the town centre, cul de sac location.

**AMENITIES:** Easy access to town centre and A1. Primary and secondary schools nearby.

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**ACCOMMODATION:****GROUND FLOOR:**

**Hall:** Wood laminate floor. Radiator. Telephone point. ½ glazed door. Cupboard under stairs.

**Dining Room:** 2.66m x 3.25m (8'9" x 10'8") Plus bay window. Radiator.

**Lounge:** 4.68m x 3.20m (15'4" x 10'6"). Wood laminate floor. Radiator. Patio doors to conservatory. TV point. Satellite TV point. Telephone point.

**Conservatory:** 3.66m x 3.66m (12'0" x 12'0). Brick built plinth with UPVC double glazing over. Slate tiled floor. Radiator. French doors to garden. Light/fan unit.

**Breakfast Kitchen:** 2.46m x 4.34m (8'1" x 14'3"). Slate tiled floor. Extensive range of fitted units to 2 walls with 'cherry wood' fronts 'granite' effect worktops over. Integrated Electrolux gas hob and electric oven, extractor hood over with external vent. Integrated fridge, freezer and dishwasher. 1½ bowl sink with mixer tap. Radiator. Space for small table and chairs. Telephone point.

**Utility:** 2.16m x 1.52m (7'1" x 5'0"). Double floor unit with cherry wood doors with worktop over, inset stainless steel sink, plumbing for washing machine, vent for tumble dryer. Radiator. Slate tiled floor. Wall cupboard. Potterton Promax gas boiler and programmer. Extractor fan.

**Downstairs WC.** White suite of handbasin and wc. Extractor fan.

**FIRST FLOOR:**

**Landing:** Ladder access to loft. Airing cupboard.

**Master Bedroom:** (Front) 3.81m x 2.74m (12'6" x 9'0"). Radiator. Built-in double wardrobe. Telephone point. TV point.

**En-suite Shower Room.** ½ tiled walls. White shower cubicle. WC. Vanity unit with handbasin. Radiator. Tiled floor. Shaver point. Extractor fan. Radiator. Downlighters.

**Bedroom 2:** (Front) 2.51m x 3.73m (8'3" x 12'3"). Radiator.

**Bedroom 3:** (Rear) 2.21m x 2.82m (7'3" x 9'3"). Radiator.

**Bedroom 4:** (Rear) 2.69m x 2.13m (8'10" x 7'0"). Radiator.

**Bathroom:** 2.24m x 1.68m (7'4" x 5'6"). White suite comprising panelled bath, pedestal basin and WC. Radiator. Extractor fan. Downlighters.

**OUTSIDE:** Low maintenance landscaped rear garden with paved patio, raised lawn with slate chippings to rear, gravelled area to rear of garage. Brick paved drive to side of house with off road parking. Outside tap and light.

**Garage:** 2.56m x 5.03m (8'5" x 16'6") Brick built semi detached garage with pitched roof providing a useful storage area. Up and over door. Electricity supply.

**SERVICES:** Mains gas, water, electricity and drainage are connected. None of the services, heating systems or equipment has been tested by the Vendors or the selling agents and purchasers should satisfy themselves as to their condition and suitability.

**CENTRAL HEATING:** Gas boiler to radiators.

**DOUBLE GLAZING:** UPVC sealed unit double glazing.

**TELEPHONE POINTS:** Hall. Lounge. Master Bedroom. Bedroom 4.

**COUNCIL TAX:** Band D, current charge £1,436.85 (2010/2011) payable to South Kesteven District Council.

**DIRECTIONS:** From Red Lion Square head west along Scotgate, through the traffic lights and continue past the BP garage onto Casterton Road. Turn right at the traffic lights into Little Casterton Road then take the second left turn into Elgar Way, the property is on the right.

**INSPECTION:** Easily arranged by prior appointment through Paul Johnson Property Consultants. If you are travelling a long distance, please telephone before departure to ensure the property is still available.

**INTERESTED?:** All offers and negotiations to be conducted through Paul Johnson Property Consultants, subject to contract.

**MORTGAGES:** Available through Paul Johnson Property Consultants, subject to status. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. 2986

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		