



**nest**  
ESTATES



**Elgar Way,  
Stamford, PE9 1EY  
£475,000**

# SUMMARY

- Extended Four Bedroom Detached Family Home
- Garage & Off Road Parking
- Open Plan Kitchen Living Dining Space With Bi-Folding Doors
- Living Room With Patio Doors
- Downstairs WC, Family Bathroom & En Suite Shower Room
- Four Double Bedrooms
- Landscaped Rear Garden
- No Onward Chain











Presented to the market with no onward chain, Nest Estates are proud to introduce this superb four-bedroom detached family residence, offering generous and adaptable living space across three well-designed floors. Recently improved by an impressive single-storey extension, the home now showcases a striking open-plan kitchen and dining area—perfectly suited to both everyday family life and entertaining.

Throughout, the property is finished to an excellent standard, blending contemporary style with thoughtful practicality. The ground floor features a bright entrance hall, cloakroom, and a spacious separate living room situated to the left. The standout element of the home is the elegant open-plan kitchen/dining area, complete with high-quality fittings, ample dining space, and bi-fold doors that seamlessly connect the interior with the rear garden.

On the first floor, the principal bedroom benefits from fitted wardrobes and a modern en-suite shower room. A further generous double bedroom with fitted wardrobes, along with a stylish family bathroom, completes this level. The top floor provides two additional double bedrooms and a versatile landing/study area, ideal for remote working or additional living flexibility.

Externally, the property enjoys a low-maintenance south-west-facing rear garden. To the front and side, there is ample off-road parking along with a single garage, offering excellent convenience and storage. EPC Rating: C. Tenure: Freehold.

## **Location...**

The historic market town of Stamford with many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary & secondary schools near by, education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market towns such as Bourne, Market Deeping and Oakham. High speed trains from Peterborough (only 15 miles away) to London Kings Cross take approximately 46 minutes; ideal for the commuter. The A1 road is only 1 mile away.

Tenure: **Freehold**

EPC Rating: **C**

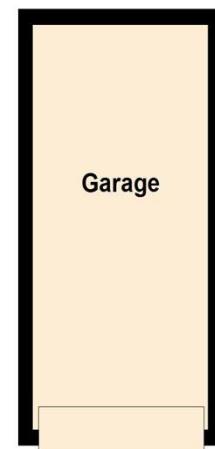
Council Tax Band: **E**

Local Authority: **SKDC**

Services: **Gas Central Heating**

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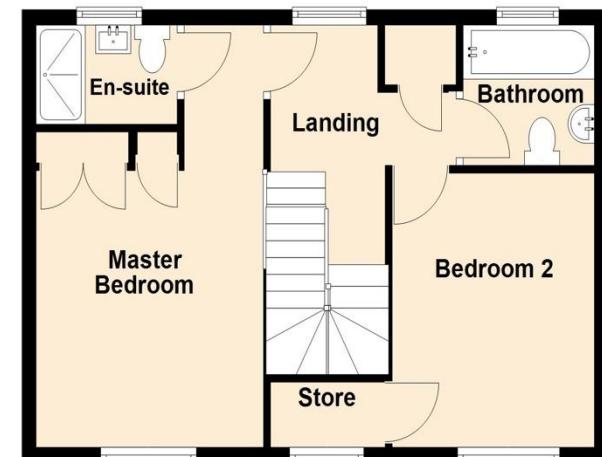
## Ground Floor

Approx. 67.9 sq. metres (730.9 sq. feet)



## First Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



## Second Floor

Approx. 38.1 sq. metres (409.9 sq. feet)



Total area: approx. 149.4 sq. metres (1608.6 sq. feet)

