



1 Elgar Way, Stamford - PE9 1EY

In Excess of £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 properly support every part of life. Somewhere we could work from home comfortably, enjoy Stamford on foot, spend time with family and friends, relax in the garden and still feel calm at the end of a busy day. This home gave us all of that.”

## Our Thoughts...

Some homes simply feel right the moment you walk through the door, and this is one of them. Stylish, welcoming and thoughtfully modernised throughout, it offers the space and practicality people often hope to find in a detached Stamford home, but rarely do. The layout flows naturally, the rooms feel inviting and there is an ease to the way the house works that immediately stands out.

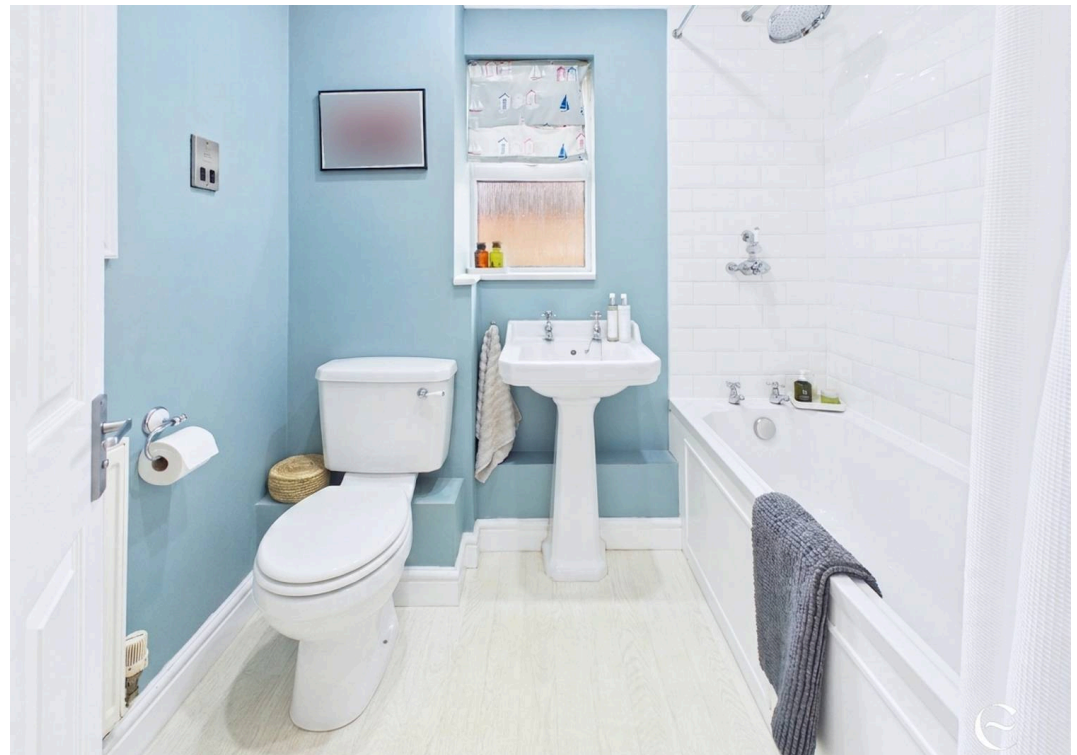
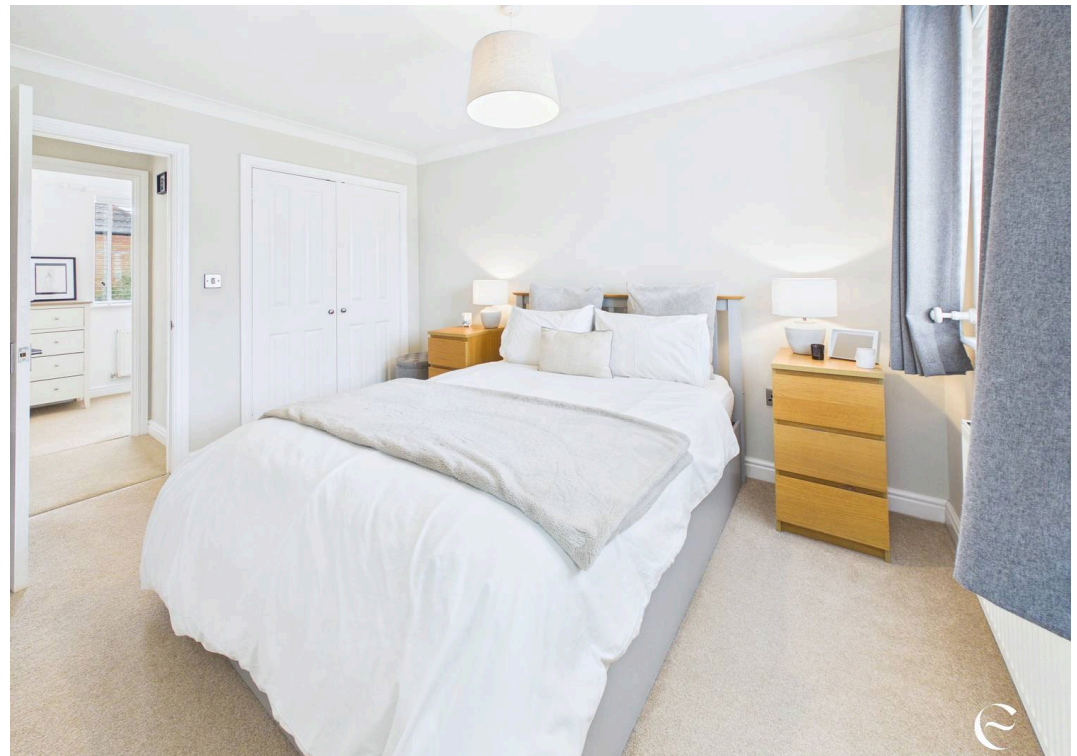
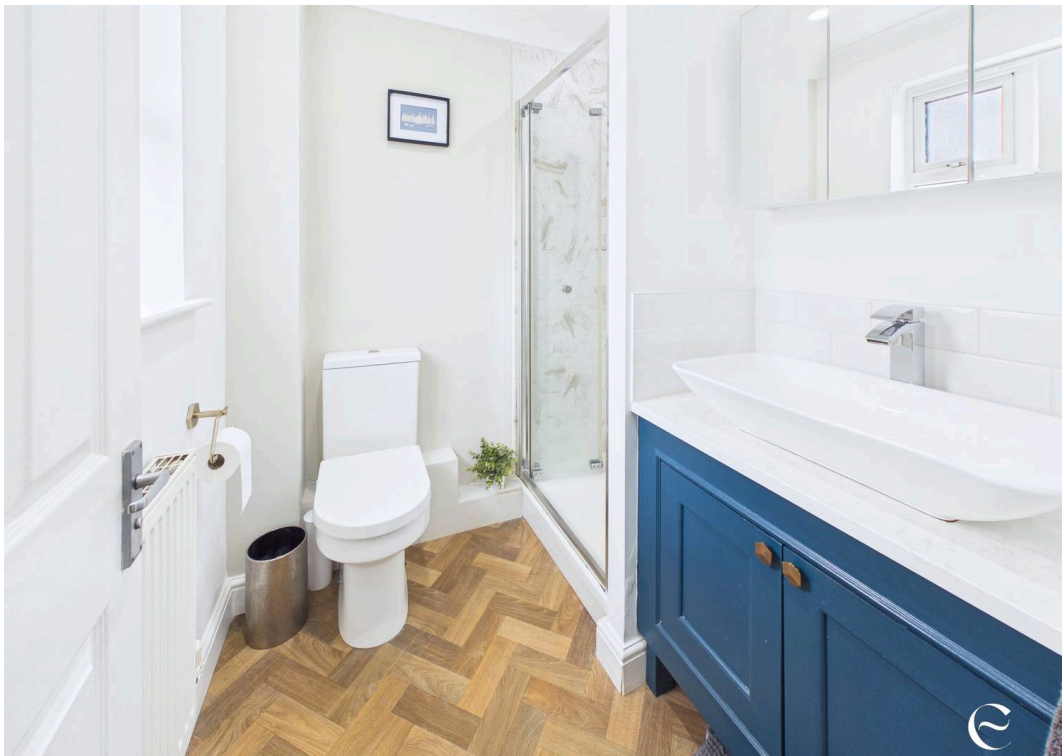
The current owners have carefully improved the property over time, including renovating the kitchen, utility and bathrooms, updating the en suite shower, redecorating and recarpeting key areas, professionally installing an EV charger and boarding and reinsulating the loft. What works so well is the balance throughout. Modern without feeling cold, practical without losing warmth, and beautifully easy to live in.

The garden room completely transforms the feel of the house. Bright, sociable and opening directly onto the west-facing garden, it is the space everyone naturally gravitates towards. Long summer evenings with the doors open, relaxed mornings with coffee or evenings entertaining friends all feel effortless here. The rest of the house adapts just as easily, with flexible reception rooms and bedrooms that can evolve naturally around changing lifestyles, home working or family life.

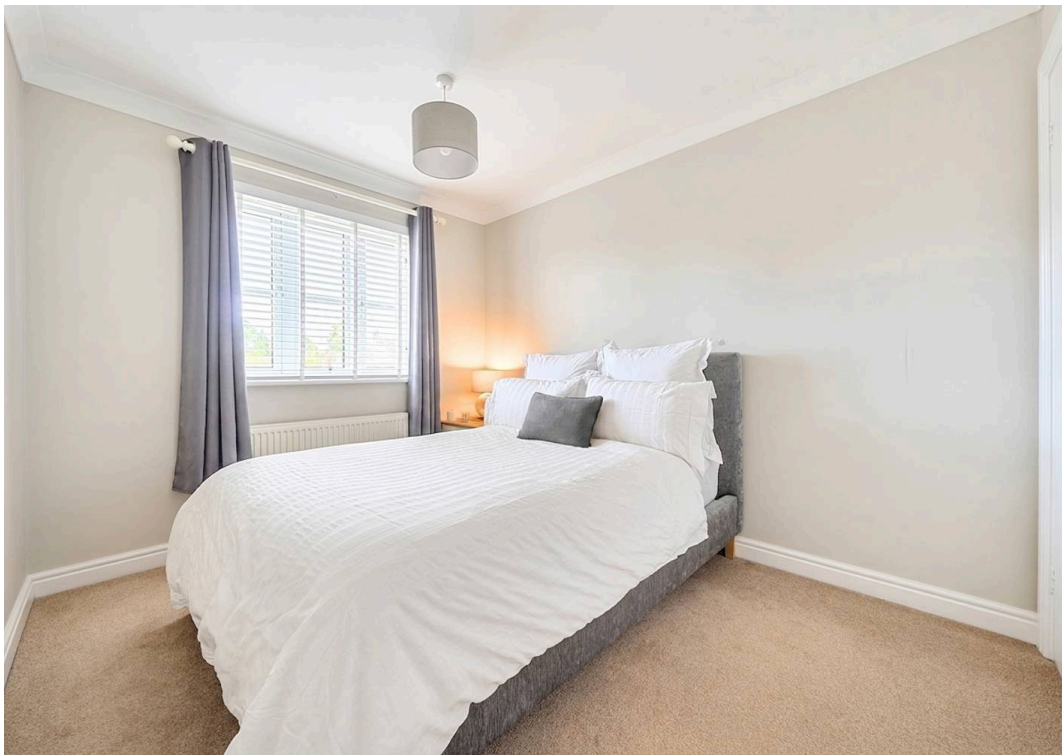
Outside, the garden has been designed to feel both private and easy to enjoy, with patio seating, decking and raised borders creating different areas to relax throughout the day. And then there is Stamford itself. Being able to walk into town for coffee, dinner or drinks becomes part of everyday life here, while still returning home to the calmness of an established residential setting. It is easy to understand why the owners have loved not just the house itself, but the lifestyle that came with it.













#### 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)

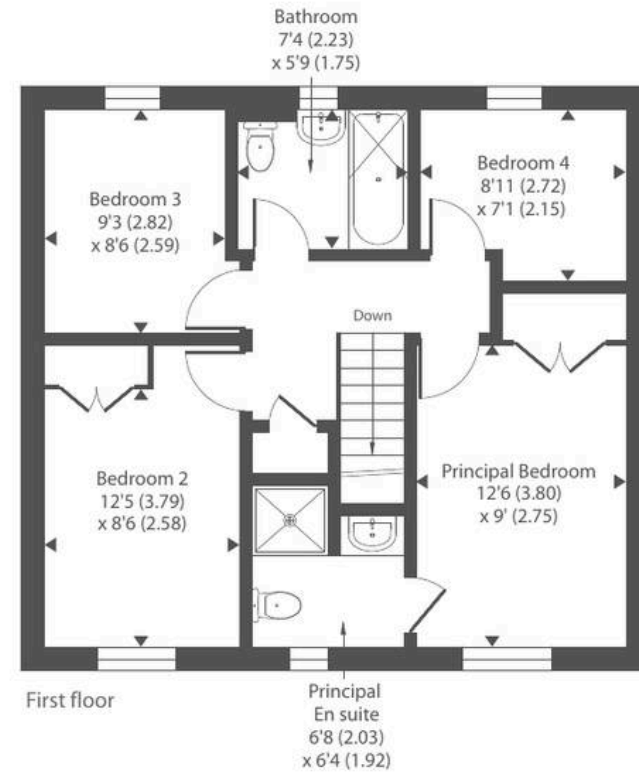
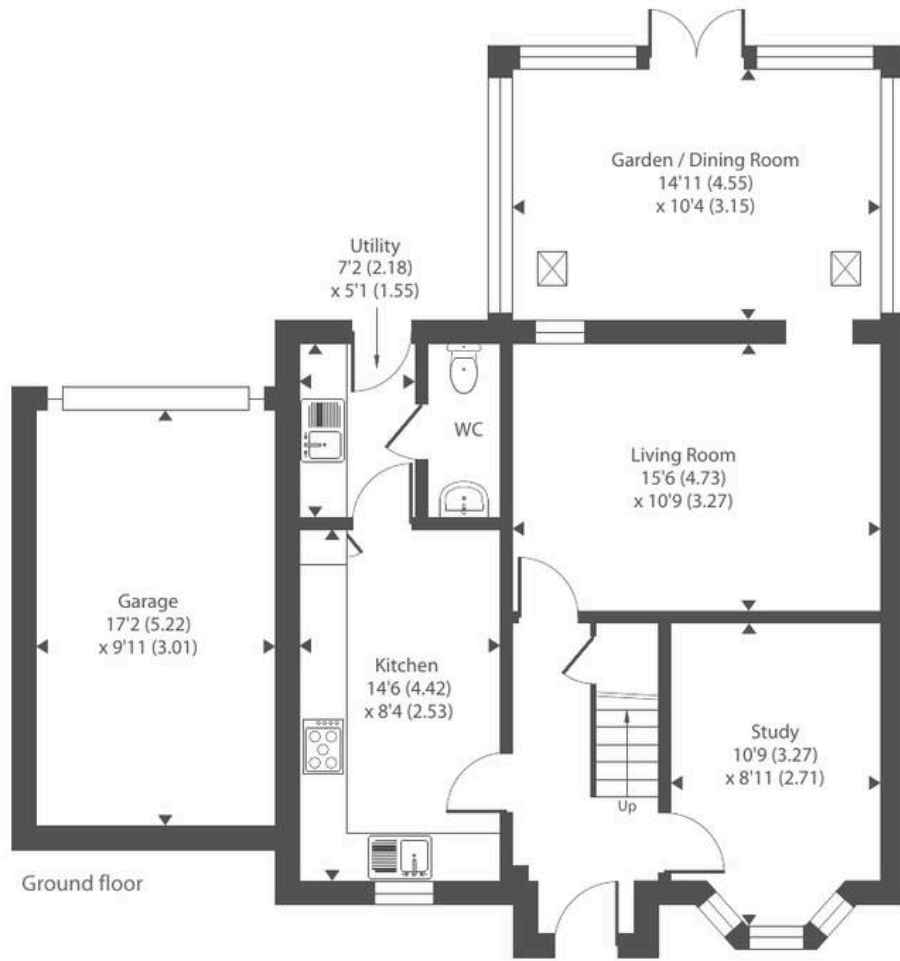
#### Garage

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



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>81</b>
(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>		

England, Scotland & Wales

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>81</b>
(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>		

England, Scotland & Wales

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## Eastaway Property

63 Scotgate, Stamford - PE9 2YB

Stamford: 01780 672030 | Rutland: 01572 357021

[hello@eastaway.co.uk](mailto:hello@eastaway.co.uk)

[www.eastaway.co.uk](http://www.eastaway.co.uk)

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