

## 15 Langton Walk, Stamford, PE9 2WF

Stunning Four/Five Bedroom Modern Townhouse Overlooking Greenery in Stamford.

Situated on a highly sought-after modern development, this impressive three-storey townhouse offers the perfect blend of modern luxury, versatile living, and superb connectivity to Stamford town centre, local schools, and the A1.

Boasting ground floor open-plan living, the ground floor is designed for contemporary family life, featuring a spacious living area and a sleek, fully equipped kitchen. Flexible accommodation is arranged over the top two floors, offering up to five bedrooms—or a combination of bedrooms and dedicated home office space—along with a master ensuite, a stylish family bathroom, and an additional shower room.

Externally, the property features a beautifully maintained rear enclosed patio and lawn garden, leading directly to a larger-than-average single garage and private off-street parking. With scenic views overlooking a front green, this home offers both a peaceful outlook and easy access to all that Stamford has to offer.

NO UPWARD CHAIN.

**Asking Price £410,000 Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Modern Town House
- Versatile Accommodation
- En-suite Shower Room and Bathroom
- Off Street Parking & Single Garage
- Council Tax Band - D EPC - B

- Four/Five Bedrooms
- Open Plan Living/Kitchen Dining Area
- Overlooking a Green
- Patio & Lawned Garden
- No Upward Chain



**ACCOMMODATION:**

Entrance Hall

Cloakroom

Lounger Diner  
4.88m x 4.19m (16' x 13'9)

Kitchen Area  
3.89m max x 3.61m (12'9 max x 11'10)

Landing

Master Bedroom  
4.88m x 3.15m (16' x 10'4)

Bedroom Three  
3.48m x 2.72m (11'5 x 8'11)

Bathroom  
2.03m x 1.70m (6'8 x 5'7)

Landing

Bedroom Two  
3.61m x 3.89m max (11'10 x 12'9 max)

En-suite

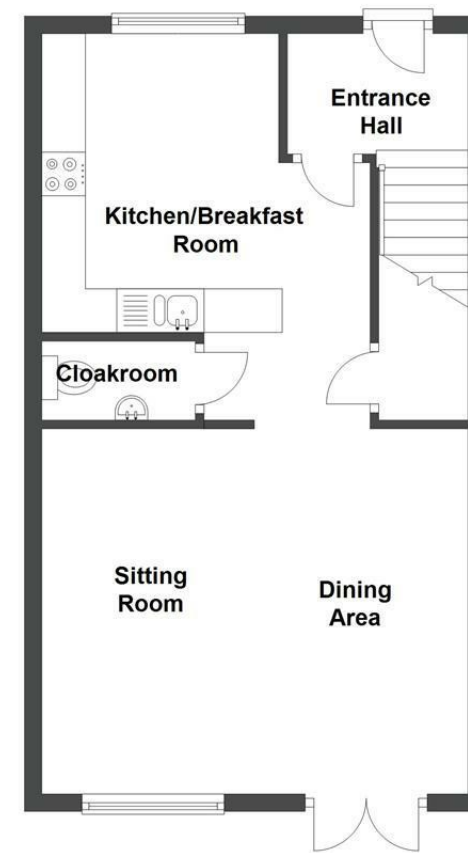
Bedroom Four  
3.07m x 2.77m (10'1 x 9'1)

Bedroom Five/Study  
3.51m max x 2.03m (11'6 max x 6'8)

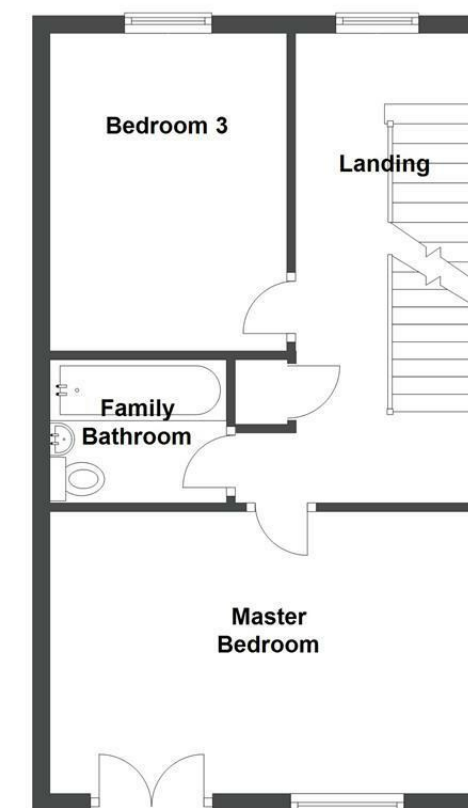
Shower Room

**FLOOR PLAN:**

**Ground Floor**



**First Floor**



**Second Floor**

