



BRITISH  
PROPERTY  
AWARDS

2018  
★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN STAMFORD

**nest**  
ESTATES



**Black Swan Spinney, Wansford**

Peterborough, PE8 6LE

**£665,000**

## SUMMARY

- Four Bedroom Detached Family Home
- Double Garage & Extensive Off Road Parking
- Living Room, Dining Area, Snug & Study
- Downstairs WC, Family Bathroom & En Suite
- Kitchen & Utility Room
- Substantial Plot
- Wrap Around Garden
- \*\*\* NO ONWARD CHAIN \*\*\*





Nest Estates are pleased to offer for sale this four bedroom detached family home with extensive off road parking and double garage. The property comprises; Entrance Hall, Study, Downstairs WC, Dining Area, Lounge, Snug, Kitchen, Utility Room, Boiler Room, Landing, Four Double Bedrooms, En Suite to Master, Family Bathroom and wrap around garden space. The village offers great amenities with two public houses, a hotel and village shop close by.

### **Location...**

Wansford is a picturesque village, set on the banks of The River Nene and equidistant between the market town of Stamford the Cathedral City of Peterborough, both of which offer a wide variety of amenities, including extensive retail opportunity, restaurants and eateries and leisure facilities. The village itself is well served with a convenience store, post office, two public houses, a hotel, doctors surgery, pharmacy and dentist. Wansford also has excellent schooling in the area, with public schools in both Oundle and Stamford, plus is within the catchment area for the sought after Arthur Mellows Village College at Glinton. Wansford is surrounded by open countryside and offers an extensive network of walking trails and bridleways providing easy access to The River Nene.



Black Swan Spinney, Wansford, Peterborough  
Approximate Gross Internal Area  
274 Sq M/2948 Sq Ft

Tenure: **Freehold**

EPC Rating: **D**

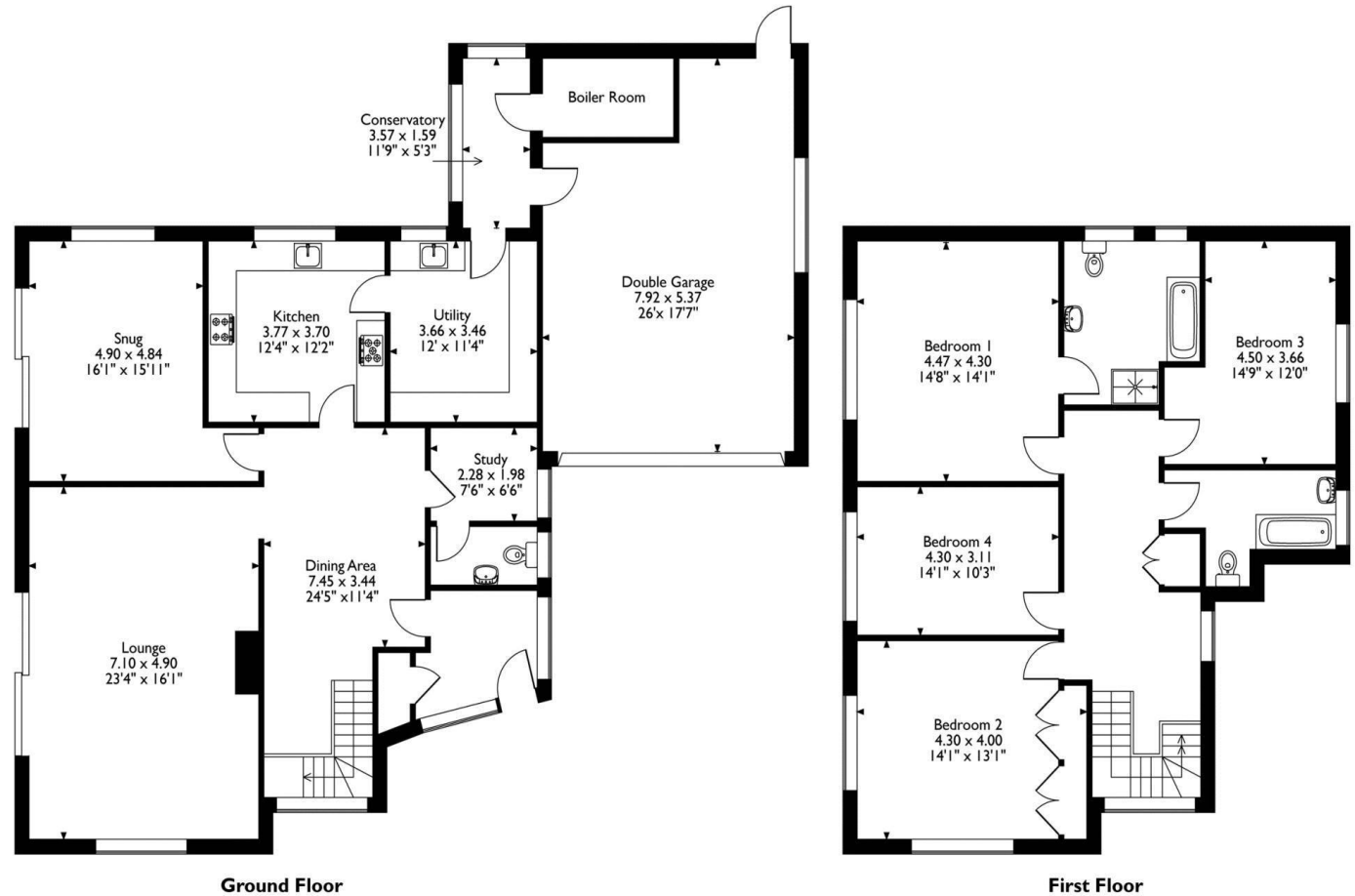
Council Tax Band: **G**

Local Authority: **Peterborough Council**

Services: **Oil Fired Central Heating**

### DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.