



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD

nest  
ESTATES



**Church Street, Nassington**

Peterborough, PE8 6QG

**£1,190,000**

# SUMMARY

- Substantial 5 Bedroom Barn Conversion
- Spacious throughout with Secluded Grounds
- Field views to the Rear Garden
- Detached Double Garage currently Gym-Garage
- Off road Parking for Multiple Vehicles
- Multiple reception rooms including Open Plan Kitchen
- Downstairs would suit multi-generational living/ Annexe
- Early viewing highly recommended





\*\*\*5 Bedroom Situated in an enviable location in the popular Village of Nassington\*\*\* An early viewing is essential to appreciate the space, standard of conversion and location on offer. Substantial Barn Conversion with circa 3150SQFT of accommodation, set in a secluded position with stunning open field views. Having been tastefully converted barns by renowned developer Hereward Homes , the property now offers a high standard of living accommodation combined with beautifully landscaped grounds by Adam Frost . The property has been designed with eco credentials with an impressive EPC rating of B, air source heat pump and solar panels with feed in tariff. The accommodation comprises an impressive entrance into a large open plan dining hall/living room, cloakroom, study, snug/bedroom five, kitchen with island, feature vaulted ceiling and bifold doors onto the terrace, a pantry and separate utility room. opening through to a second large dining room/snug with wood burning stove leading to bedroom four with ensuite shower room. This end of the property would make a great annexe or can be utilised as extra reception space. The first floor offers a well designed master suite with a dressing room and bathroom with free-standing bathtub, walk-in shower and dual sinks. There are two further double bedrooms, both with close access to the main bathroom. The property is approached by a block paved driveway which leads to a spacious area of parking and detached double , formerly a double garage but now offering a single garage and home gym/office to the other side. The property is located in the popular village of Nassington, close to Oundle, Stamford and Peterborough with mainline trains to London. By road, the A1 and A47 are both within easy reach. Easy access means you can enjoy the countryside with all the benefits of great transport links.



Tenure: Freehold

EPC Rating: B

Council Tax Band: G

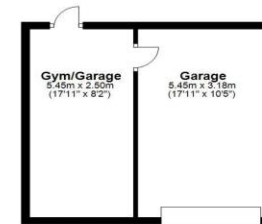
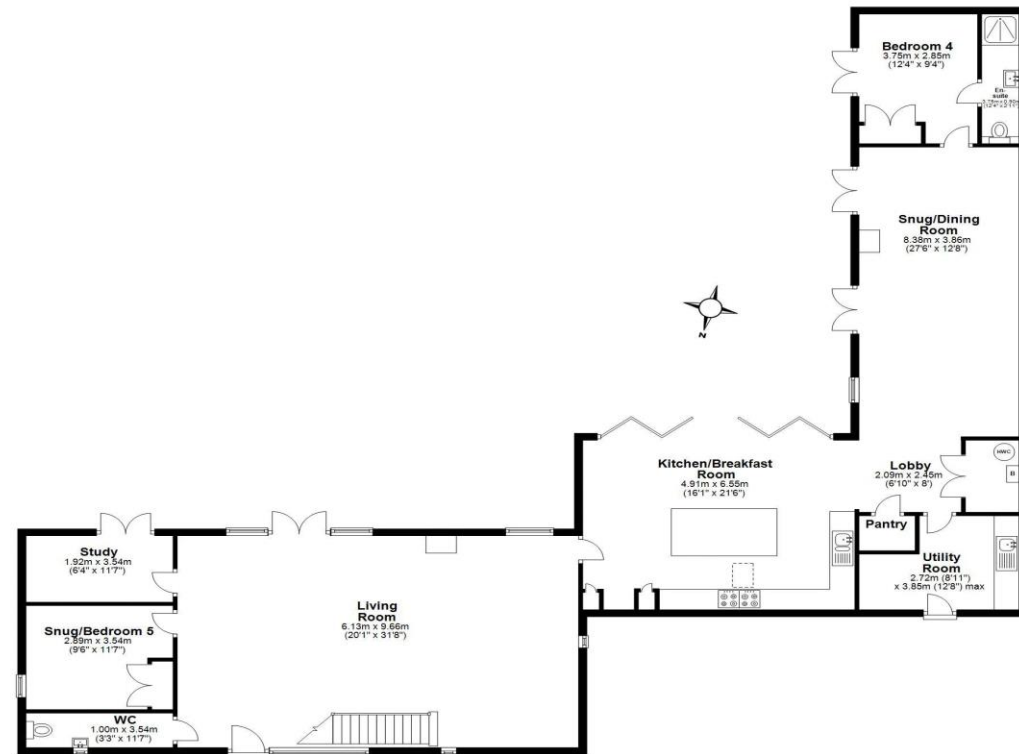
Local Authority: North Northamptonshire

Services: Solar Panels, Air source, mains electrics, water and drainage

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**Ground Floor**  
Approx. 212.3 sq. metres (2203.2 sq. feet)



Total area: approx. 293.9 sq. metres (3163.9 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors Plan produced using PEARUS.

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