



Oak Lane, Kings Cliffe
£285,000 **Freehold**

**Sharman
Quinney**

Key Features



- Village location
- Close to schools and amenities
- Three bedrooms
- Detached house
- Kitchen/diner

This property briefly comprises entrance hall, cloaks w/c, kitchen/diner, lounge with French doors leading to rear garden. First floor landing, three bedrooms with be-suite to master, family bathroom. Outside there is a driveway, front and rear gardens.

Lounge (10' 0" x 19' 2" incl. window bay) 3.04m x 5.84m

Kitchen/diner (11' 4" x 17' 7") 3.45m x 5.35m

Bedroom one (10' 0" x 11' 9" incl. wardrobe) 3.04m x 3.58m

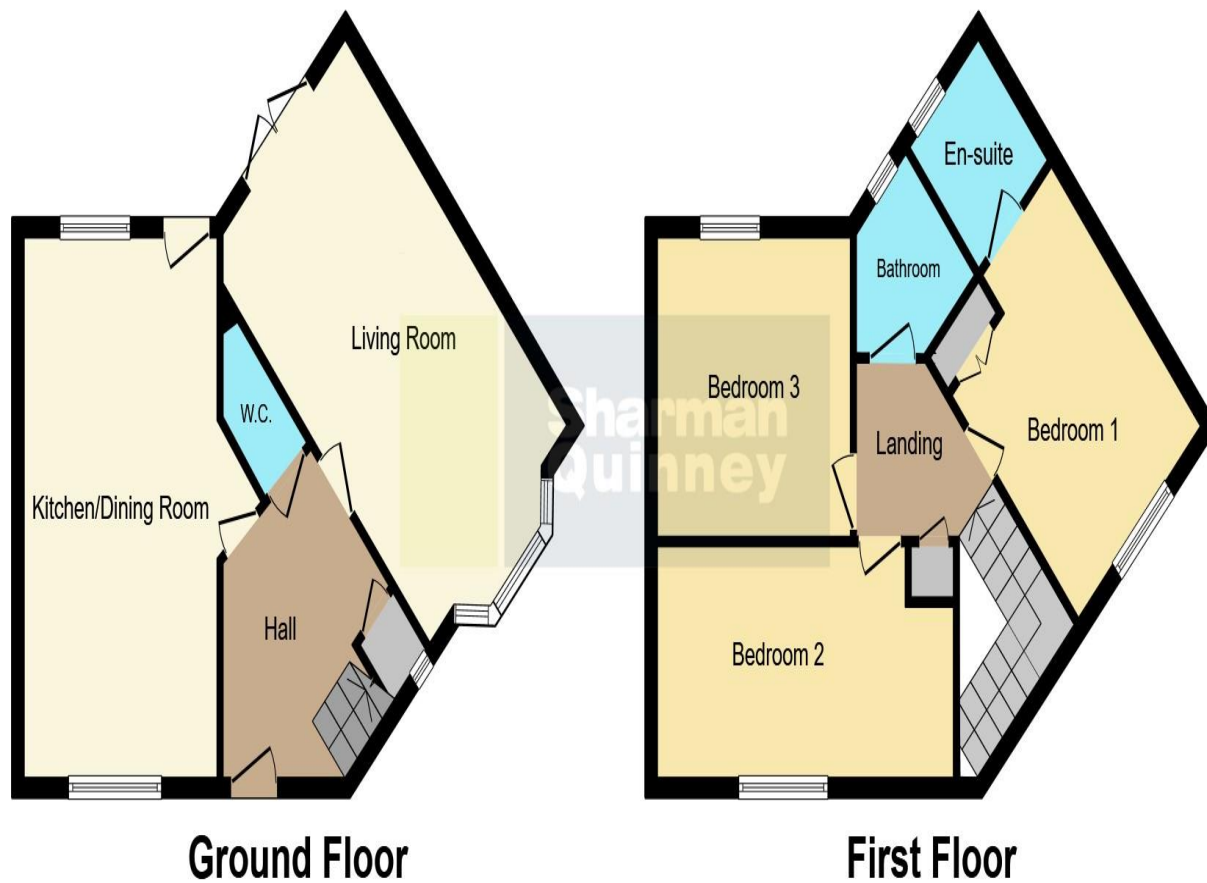
Bedroom two (11' 1" incl. recess x 9' 2") 3.37m x 2.79m



Bedroom three (8' 2" incl. recess x 15' 4" incl. recess) 2.48m x 4.67m

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved. (probate has already been applied for.)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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01832 274567

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: OUN202485 - 0006

