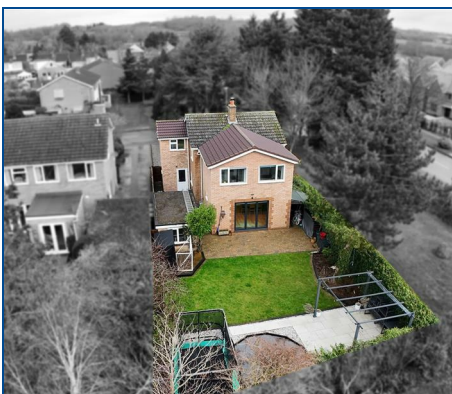


Peterborough  
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**RegalPark.co.uk**

7 Office Village, Cygnet Park, Peterborough, PE7 8GX



**Mill Road, Stilton, Peterborough, PE7 3XY**  
**Price £425,000**  
**Freehold**

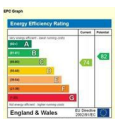
**\*POPULAR VILLAGE LOCATION\* \*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\* \*EXTENDED\***

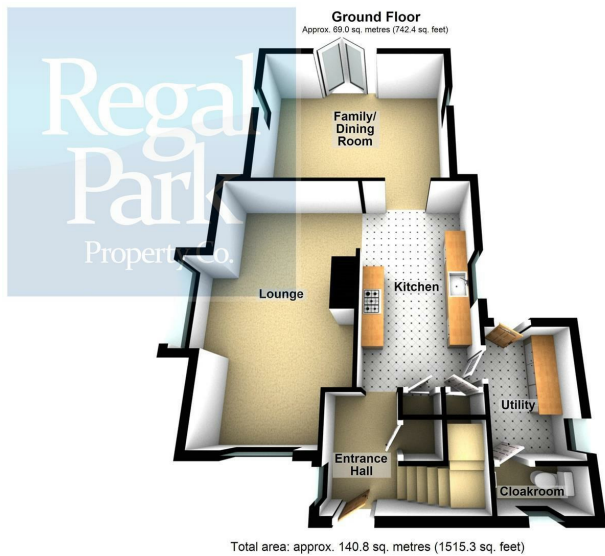
Regal Park are pleased to offer this well presented 5 Bedroom Extended Detached Family Home in the popular Village location of Stilton. The property is situated close to local amenities and is within easy access to A1 and comprises; Entrance Hall, Kitchen, Lounge with wood burner, Family/Dining Room with bi-fold doors to Garden, Utility Room, Cloakroom.

The first floor has 5 Bedrooms and a large Bathroom.

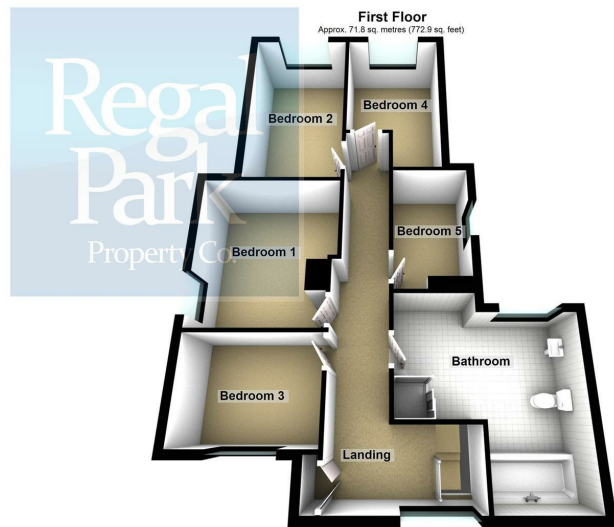
There is a Driveway to the front providing ample off road parking and good size rear garden.

Viewings Highly Recommended.





Total area: approx. 140.8 sq. metres (1515.3 sq. feet)



#### Entrance Hall

UPVC double glazed window to side, radiator, karndean flooring, under-stairs storage cupboard, stairs, open to:

#### Kitchen

16'2" x 8'8" (4.93m x 2.64m)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, plumbing for dishwasher, space for fridge/freezer and range cooker, uPVC double glazed window to side, single vertical radiator, karndean flooring, two pantry storage cupboards, archway to Family/Dining Room, open to:

#### Lounge

19'11" x 10'9" (6.07m x 3.28m)

UPVC double glazed window to front, uPVC double glazed window to side, fireplace with wood burner, karndean flooring, telephone point, TV point.

#### Family/ Dining Room

12'10" x 16'0" (3.91m x 4.88m)

Two uPVC double glazed small windows to sides, single radiator, double radiator, karndean flooring, double glazed bi-fold doors to garden.

#### Utility

8'10" x 6'1" (2.69m x 1.85m)

With worktop space over, plumbing for washing machine, space for tumble dryer, uPVC double glazed window to side, radiator, vinyl flooring, uPVC double glazed door to garden, door to:

#### Cloakroom

UPVC obscure double glazed window to front, fitted with two piece suite comprising, wash hand basin with cupboard under and close coupled WC, radiator, vinyl flooring.

#### Stairs and Landing

UPVC double glazed window to front, double radiator, fitted carpet, double door to storage cupboard, door to:

#### Bedroom 1

11'11" x 10'9" max (3.63m x 3.28m max)

UPVC double glazed window to side, fitted carpet, radiator.

#### Bedroom 2

12'10" x 7'10" (3.91m x 2.39m)

UPVC double glazed window to rear, radiator, fitted carpet.

#### Bedroom 3

7'8" x 9'11" (2.33m x 3.03m)

UPVC double glazed window to front, radiator, fitted carpet, TV point.

#### Bedroom 4

12'10" x 7'9" max (3.91m x 2.36m max)

UPVC double glazed window to rear, radiator, fitted carpet.

#### Bedroom 5

8'11" x 5'8" max (2.72m x 1.73m max)

UPVC double glazed window to side, radiator, fitted carpet.

#### Bathroom

12'11" x 12'1" max (3.94m x 3.68m max)

Fitted with four piece suite comprising deep panelled bath with hand shower attachment over, wash hand basin with drawers under, recessed tiled double shower enclosure with fitted shower over and close coupled WC, uPVC double glazed window to rear, double radiator, vinyl flooring, velux skylight.

#### Outside

There is a block paved Driveway to the front providing ample off road parking.

The rear garden has a patio areas and lawn area, side storage and brick built Garage.

#### Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Disclaimer: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.