



97 Wood Road, Kings Cliffe, Stamford, PE8 6XR

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Popular Village Location
- Extended 3/4 Bedroom Family Home
- Large Living Room
- Extended Kitchen/Diner with Utility
- Home Office & Ground Floor WC
- Well Presented Throughout
- Private Garden & Driveway Parking
- Summer House/Home Gym
- EPC Rating C
- Freehold

£349,950





We are delighted to offer to the market this superbly presented and extended 3/4 bedroom family home set in the popular village of Kings Cliffe. The property has been extended over two floors to the rear providing a spacious kitchen/diner and main bedroom with ensuite shower room. The home is well presented throughout and in brief offers; an entrance hall, a home office/study, generous living room, large kitchen diner with separate utility room and a ground floor WC, three independent bedrooms and a fourth/dressing room, a family bathroom, driveway parking and private gardens with useful timber shed & summer house/home gym.

On entering the home you'll be greeted by the hallway with useful storage beneath the stairs and doors to most rooms. The living room is set to the front of the property with twin windows cascading light into the room, a feature fireplace at one end and further useful storage. The office sits to one side of the hallway providing a great space for those who work from home and set to the rear of the property is the kitchen/diner. Fitted with a range of units and appliances with ample space for a large dining table & chairs with inset doors leading out to the rear garden and a further door to the separate utility room, of which leads to the ground floor WC. To the first floor there are doors to four rooms and the bathroom with the smaller of the bedrooms having been opened in to the second bedroom to create a dressing room. This room could easily be reinstated by closing up the arch with studwork to provide a private 4th bedroom. The three bedrooms are all double bedrooms with the main bedroom offering a modern fitted 3 piece shower room. Completing the first floor is the family bathroom which has been fitted with a white 3 piece suite with shower over the bath and tiled surrounds.

Outside the property there is ample parking to the front for 3-4 cars and gated access leading to the rear garden which has been landscaped offering a patio seating area, an expanse of lawn with mature borders for privacy and further gravelled seating

area with timber pergola. To the upper garden, a raised area offers a timber shed for storage and a generous summer house that has been previously used as a home gym.

Entrance hall 4.12m x 2.09m (13'6" x 6'11")

Living room 7.86m x 3.30m (25'10" x 10'10")

Office 2.63m x 2.10m (8'7" x 6'11")

Kitchen diner 5.76m x 3.64m (18'11" x 11'11")

Utility room 3.96m x 1.64m (13'0" x 5'5")

WC 1.63m x 1.25m (5'4" x 4'1")

Landing 2.64m x 2.08m (8'8" x 6'10")

Bedroom one 5.76m x 3.67m (18'11" x 12'0")

Ensuite 2.00m x 1.64m (6'7" x 5'5")

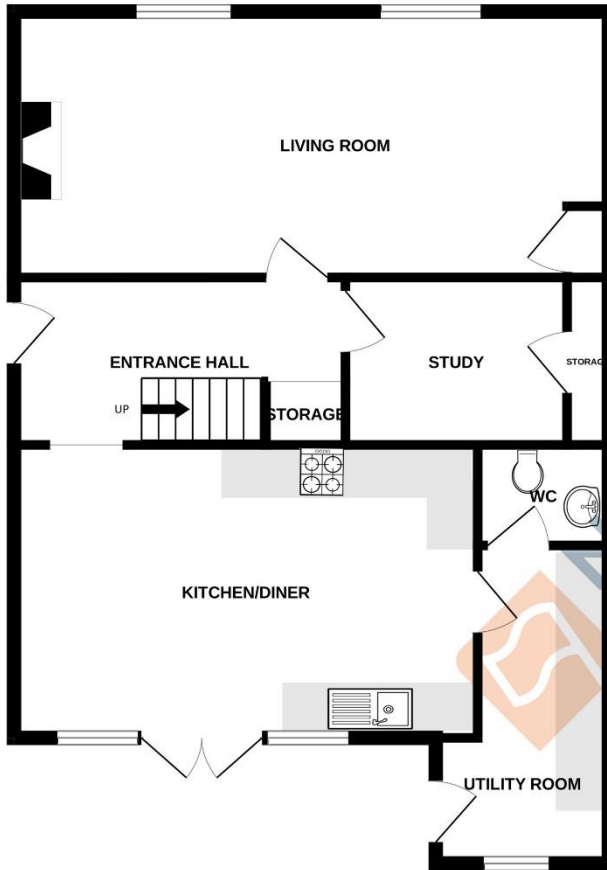
Bedroom two 3.68m x 3.30m (12'1" x 10'10")

Dressing room / Bedroom four 3.18m x 2.07m (10'5" x 6'10")

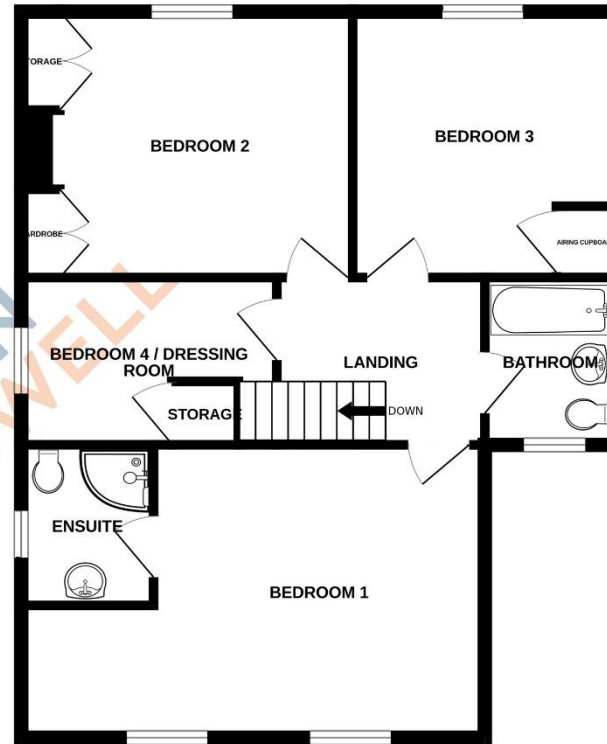
Bedroom three 3.59m x 3.34m (11'10" x 11'0")

Bathroom 2.07m x 1.84m (6'10" x 6'0")

GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA: 1400 sq.ft. (130.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

Local Authority: East Northamptonshire
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.