



37 West Street, Kings Cliffe, Stamford, PE8 6XB

 **NEWTON FALLOWELL**

4 3 4

Key Features

- Deceptively Spacious Period Home
- Highly Regarded Well Served Village
- Four Double Bedrooms
- Stunning Rear Garden (two areas)
- Four Reception Rooms
- Extended Kitchen Family Room with Utility
- Close to Amenities
- Garage/Carport & Parking at Rear
- EPC Rating E
- Freehold

£625,000





This family home is set in the heart of King's Cliffe, a popular village with many amenities including 2 shops, a pub, a school, children's play areas, a gym, and a doctor's surgery. The property is deceptively spacious, boasting an extended interior with good-sized rooms, and a generous garden. The interior boasts four reception rooms including a living room, snug, dining room and home office. The kitchen has been extended creating an open plan living kitchen with utility and separate WC. There are FOUR DOUBLE BEDROOMS a modern fitted bathroom and ensuite facilities. There is a single garage/carport and truly stunning gardens being set into two areas with lawn, mature borders and a further "tropical" garden leading to off-street parking.



You'll be first greeted by the hallway with the wide stairs rising to the first floor and a door to the initial reception room. This a versatile room, having been used as either a dining room or family living area and leads on to the kitchen, the office, the living room and hosts useful storage. The home office is sizeable for home working or children's studying with a window overlooking the front. The living room is set to one side of the property and leads on to the further snug/family room set to the rear of the property. The kitchen has been fitted with a range of wall and base units with granite surface areas, integrated appliances and leads to the family seating or dining area where twin doors lead out to the garden and patio terracing. There is a separate utility room with further storage and plumbing, off which there is the side door to the garden and a door to a 2 piece WC. To the first floor there are four double bedrooms, the main bedroom running the full depth of the property and the fourth bedroom offering a 2 piece ensuite. Completing the first floor is the family bathroom has been fitted with a white 3 piece suite with shower over the bath.



Outside, there is parking available at the front accessed via the garage/carport which has an open flow through to the rear garden for ease of access. The rear garden is truly stunning and set in to two areas. The initial approach meets the main section of garden with a large patio terrace and timber pergola with grape vine, mature planted beds and borders

which lead on to the lawn. To the side of the lawn and lower section are a wealth of further inset shrubs and flowers which provide a range of colours and a high degree of privacy. To the lower right corner, the garden continues in a further section currently planted as a "Tropical Garden" with a greenhouse and garden shed, an additional terrace seating area and inset pathway running to the bottom where there is a vegetable garden, wildflower garden and gated pedestrian access to a parking area which can be reached off Maltings lane/Church Walk.

Entrance hall 1.67m x 1.49m (5'6" x 4'11")

Dining room 5.21m x 3.98m (17'1" x 13'1")

Office 2.11m x 2.00m (6'11" x 6'7")

Living room 5.19m x 4.02m (17'0" x 13'2")

Snug 4.24m x 2.95m (13'11" x 9'8")

Kitchen / Diner / Family room 6.93m x 3.79m (22'8" x 12'5")

Utility 4.62m x 1.09m (15'2" x 3'7")

WC 1.58m x 0.73m (5'2" x 2'5")

Landing 6.76m x 0.93m (22'2" x 3'1")

Bedroom one 5.18m x 3.70m (17'0" x 12'1")

Bedroom two 4.00m x 4.12m (13'1" x 13'6")

Bedroom three 3.80m x 3.50m (12'6" x 11'6")

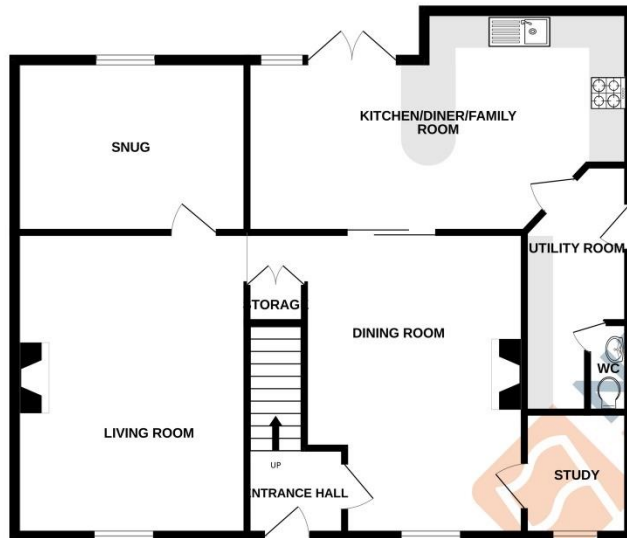
Bedroom four 3.53m x 3.37m (11'7" x 11'1")

Bathroom 3.42m x 1.76m (11'2" x 5'10")

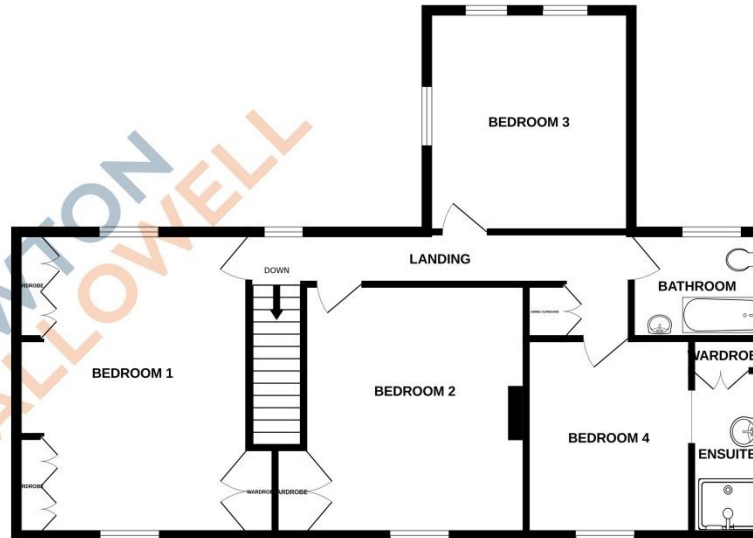
Agent note

The access to the lower parking area is shared with the neighbouring property.

GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.



1ST FLOOR
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 1800 sq.ft. (167.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: East Northamptonshire
Council Tax Band: E

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.