



7 Benson Place, Wittering, Stamford, PE8 6EZ

 **NEWTON FALLOWELL**



3 2 1

## Key Features

- Modern three bedroom semi-detached
- Popular village location
- Bright & airy living room
- Open plan kitchen diner
- Three well balanced bedrooms
- Off road parking for 2 vehicles
- Large rear garden
- EPC Rating B
- Freehold

£289,950





Newton Fallowell are delighted to present this immaculately presented three-bedroom home, built in 2023 and situated in the highly sought-after village of Wittering. This modern property features a particularly spacious rear garden, three generously sized bedrooms, and stylish, well-designed living spaces on the ground floor. A viewing is highly recommended to fully appreciate all that this fantastic home has to offer.



Upon entering the property, you're welcomed by an entrance porch that leads to the main reception rooms and staircase to the first floor. The first door on your right opens into a bright and airy living room, featuring beautiful flooring and dual-aspect windows that flood the space with natural light.



The heart of the home is the stunning open-plan kitchen and dining area, fitted with a range of high-quality wall and base units and a built-in double oven—perfect for hosting family and friends. Completing the ground floor is a convenient downstairs cloakroom. Upstairs, the first floor comprises three well-proportioned bedrooms. The primary bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish, modern family bathroom.

Externally, the front of the property offers off-road parking for two vehicles and a

pathway leading to the front door. One of the standout features of this home is the large rear garden—mainly laid to lawn, with a separate patio area and gated rear access, ideal for outdoor living and entertaining.

Living room 5.64m x 3.04m (18'6" x 10'0")

Kitchen Diner 5.64m x 3.6m (18'6" x 11'10")

Bedroom one 3.57m x 3.1m (11'8" x 10'2")

Ensuite 2.35m x 1.43m (7'8" x 4'8")

Bedroom two 3.09m x 2.55m (10'1" x 8'5")

Bedroom three 2.5m x 2.43m (8'2" x 8'0")

Bathroom 1.99m x 1.96m (6'6" x 6'5")

#### Agent Note

£165 paid annually to Fexco Property Services

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council  
Council Tax Band: B

### 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.

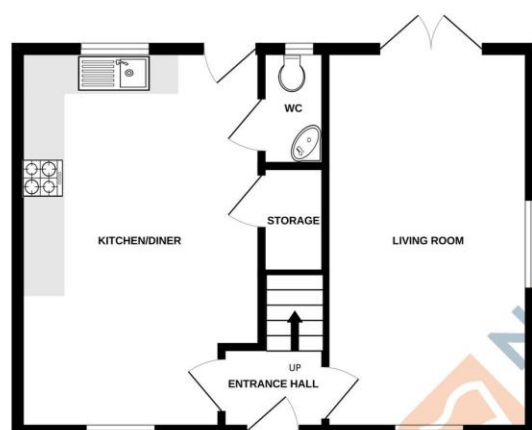
### ANTI-MONEY LAUNDERING REGULATIONS:

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.

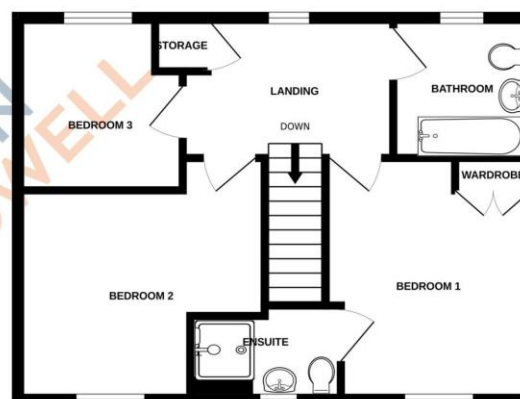
### REFERRAL FEES:

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.

GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 917 sq.ft. (85.2 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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