



Elton Road, Wansford, PE8 6JD

 **NEWTON FALLOWELL**

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Key Features

- Stunning Grade II Listed Cottage
- Located In the Heart of Wansford
- Kitchen/diner with appliances and butler sink
- Low Maintenance Rear Garden with Outbuildings
- Two Large Double Bedrooms and Two Bathrooms
- No Onward Chain
- Council Tax Band - B

£375,000





No Onward Chain Set in the highly desirable village of Wansford, west of Peterborough, this beautifully renovated Grade II listed stone-built cottage combines period character with modern convenience. Thoughtfully updated throughout, the property retains many original features including Georgian windows and internal doors, offering a warm and inviting home in a historic setting.

The ground floor begins with a traditional stone porchway, leading into a spacious lounge complete with a feature oil-fired wood burner. From the lounge, a door leads through to a well-appointed kitchen diner, fitted with oak worktops, a Butler sink, built-in appliances, and ample space for dining. A doorway from the kitchen provides access to a separate utility room, which includes additional storage, space for white goods, and a downstairs shower room. Upstairs, the property offers two large double bedrooms, one benefiting from a built-in store over the stairs. Both rooms are light and airy, with Georgian-style windows and original detailing. A beautifully presented three-piece family bathroom completes the first floor, featuring a roll-top bath, WC, and wash basin.



Externally, the cottage enjoys a private courtyard garden to the rear, offering a low-maintenance outdoor space ideal for relaxing or entertaining. A stone outbuilding provides versatile storage or potential for use as a home office or studio. The property also benefits from on-street parking, and is located close to local village amenities and countryside walks.



Kitchen Diner 3.18m x 4.3m (10'5" x 14'1")

Lounge 3.67m x 5.3m (12'0" x 17'5")

Downstairs Shower Room / Utility 1.72m x 2m (5'7" x 6'7")

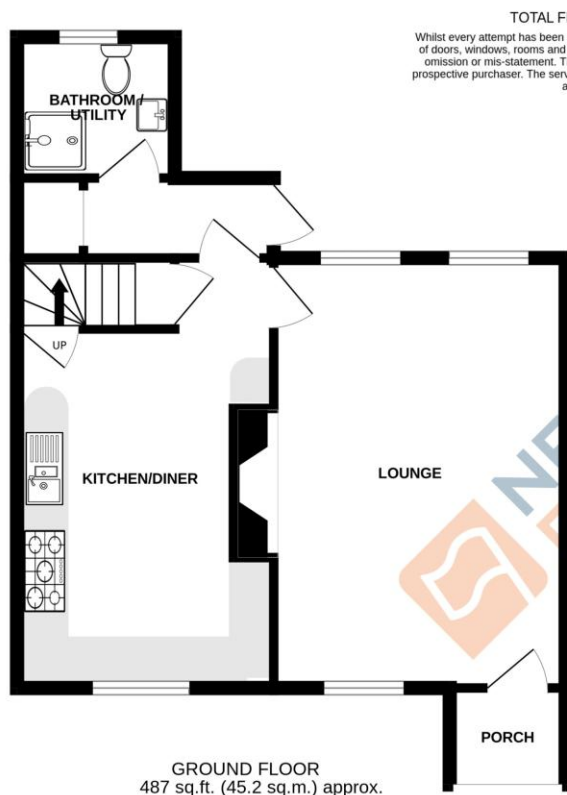
Bedroom One 4.33m x 3.71m (14'2" x 12'2")

Bedroom Two 3.02m x 3.69m (9'11" x 12'1")

Family Bathroom 2.2m x 2.59m (7'2" x 8'6")







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
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.