

## 53 Old North Road, Wansford, Peterborough, PE8 6LB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

This beautifully semi-detached former workers cottage is set down a hedge lined driveway and has been impressively extended and comes with a stylish breakfast kitchen that has bi-fold doors, quartz work surface, underfloor heating and a kitchen island. As well as the Main bedroom having an en-suite, the second bedroom is a generous double with a dressing area and along with the two further bedrooms and three reception rooms, the family bathroom has been finished to a high standard.

The accommodation briefly comprises: - Entrance porch, hallway, sitting room with family area, dining room, breakfast kitchen, utility room, w/c, study, landing, Main bedroom with en-suite, second bedroom with dressing area, two further bedrooms and a family bathroom that has a walk in shower and a bath.

The gravel driveway provides ample off street parking, as well as featuring a single garage. The rear mature patio and lawn garden is west facing, with the bi-fold doors from the breakfast kitchen opening onto the patio.

Being situated in Wansford, the property provides easy access to Stamford, Peterborough and the A1.

Viewing is highly recommended.  
**Guide Price £485,000 Freehold**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



- Extended former workers cottage
- Stunning breakfast kitchen with bi-fold doors
- Main bedroom with en-suite & a generous second bedroom
- Modern family bathroom with bath and walk-in shower
- Ample off street parking and a single garage
- Four bedroom & three reception rooms
- A bay fronted sitting room that has a family area & wood burning stove
- Oil fired central heating
- Mature west facing patio & lawn garden
- Council Tax Band - C, EPC -



## ACCOMMODATION:

### Entrance Porch

### Hallway

### Sitting Room with Family Area

6.05m max, 2.90m min x 4.17m max, 3.15m min (19'10 max, 9'6 min x 13'8 max, 10'4 min)

### Dining Room

4.60m x 2.90m (15'1 x 9'6)

### Breakfast Kitchen

6.07m x 4.93m (19'11 x 16'2)

### Utility Room

2.90m x 2.36m (9'6 x 7'9)

### W/C

### Study

3.76m x 2.24m max, 1.78m min (12'4 x 7'4 max, 5'10 min)

### Landing

### Main Bedroom

4.29m x 2.84m (14'1 x 9'4)

### En-suite

2.87m x 1.50m (9'5 x 4'11)

### Bedroom Two

6.86m x 2.90m (22'6 x 9'6)

### Bedroom Three

3.05m x 2.72m (10' x 8'11)

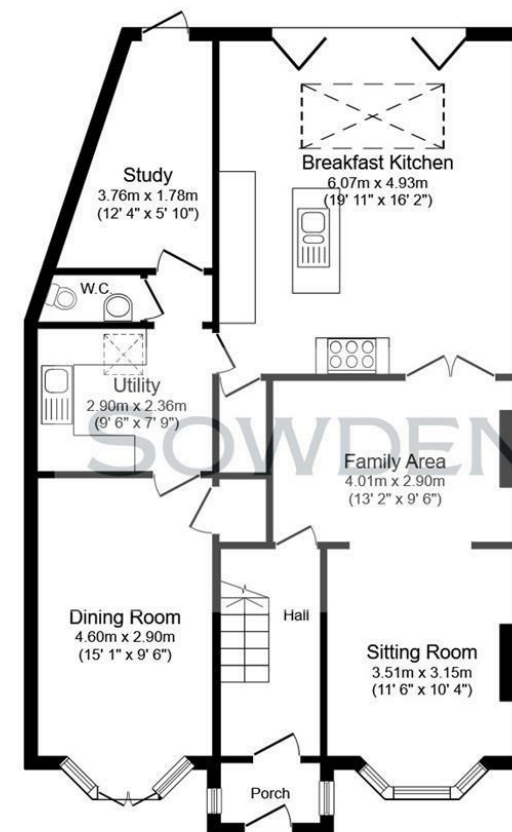
### Bedroom Four

3.71m x 2.06m (12'2 x 6'9)

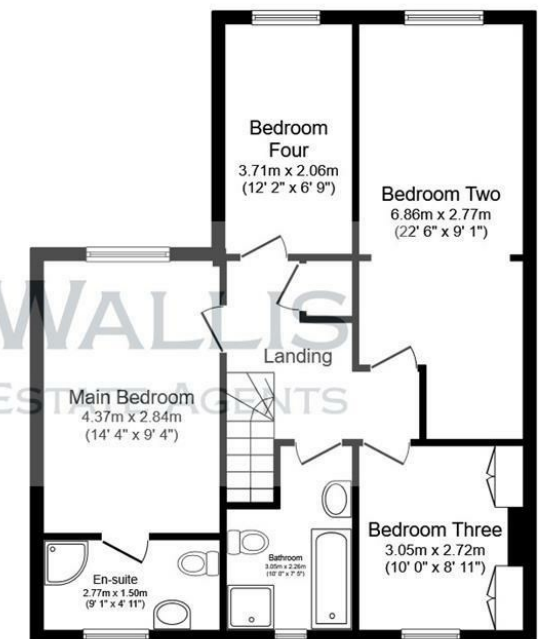
### Family Bathroom

3.00m x 2.26m max (9'10 x 7'5 max)

## FLOOR PLAN:



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)