

29 West Street, King's Cliffe, Peterborough, PE8 6XB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

Offered for sale with NO CHAIN, this characterful and heavily extended detached family home occupies a central position in the heart of the village, offering generous and highly versatile accommodation throughout. While the property now requires modernisation, it presents an excellent opportunity to create a substantial family home tailored to individual tastes.

The accommodation includes four reception rooms, providing flexible space suitable for formal entertaining, family living, or home working. In addition, there are four bedrooms, offering ample accommodation for growing families or multi-generational living.

Externally, the property benefits from gated block-paved off-street parking, leading to a garage, while to the rear is a south-facing garden, offering excellent potential for outdoor enjoyment and landscaping.

The village location combines convenience and community, with the property also offering good access to Stamford, Peterborough, and the A1, making it well suited to commuters.

A rare opportunity to acquire a spacious and adaptable home in a highly sought-after village setting, with the added advantage of NO CHAIN

Guide Price £525,000 Freehold

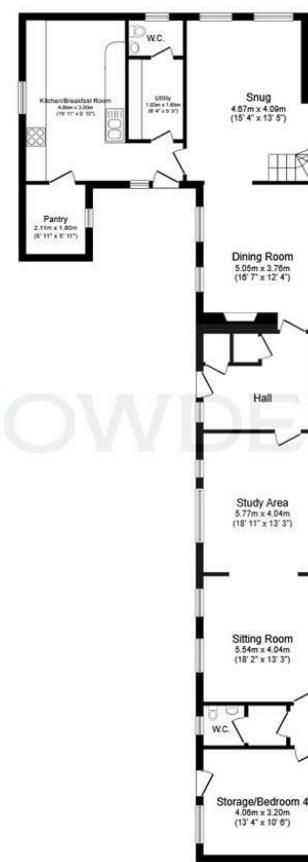
- Extended Character Home
- Four bedrooms
- Heart of the village location
- Oil fired central heating
- South facing garden
- Four spacious reception rooms
- Modernisation required
- Flexible accommodation
- Ample gated off street parking & garage
- NO CHAIN, Council Tax Band - G, EPC - F



ACCOMMODATION:

Breakfast Kitchen 4.85m x 3.00m (15'11 x 9'10)	Study Area 5.77m x 4.04m (18'11 x 13'3)
Pantry 2.11m x 1.80m (6'11 x 5'11)	Inner Hallway 1.35m x 1.19m (4'5 x 3'11)
Utility 1.93m x 1.65m (6'4 x 5'5)	W/C 1.65m x 1.35m (5'5 x 4'5)
Cloakroom 1.57m x 1.47m (5'2 x 4'10)	Bedroom Four/Store Room 13'4 x 10'6
Snug 4.67m x 4.09m (15'4 x 13'5)	Landing
Dining Room 5.11m x 3.76m (16'9 x 12'4)	Main Bedroom 5.31m max, 4.39m min x 3.86m (17'5 max, 14'5 min x 12'8)
Side Entrance Hall 5.13m max x 3.94m (16'10 max x 12'11)	Bedroom Two 5.00m x 2.64m (16'5 x 8'8)
Sitting Room 5.54m x 4.04m (18'2 x 13'3)	Bedroom Three 3.23m x 2.54m (10'7 x 8'4)
	Family Bathroom 3.12m x 2.16m (10'3 x 7'1)

FLOOR PLAN:



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

Ground Floor

First Floor

SOWDEN WALLIS
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