



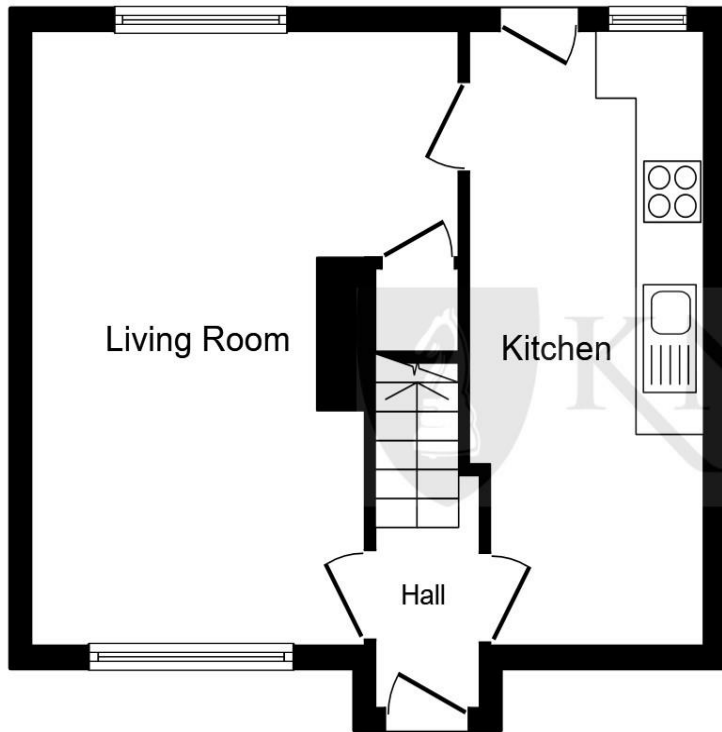
Lale Walk  
Wittering PE8 6EJ



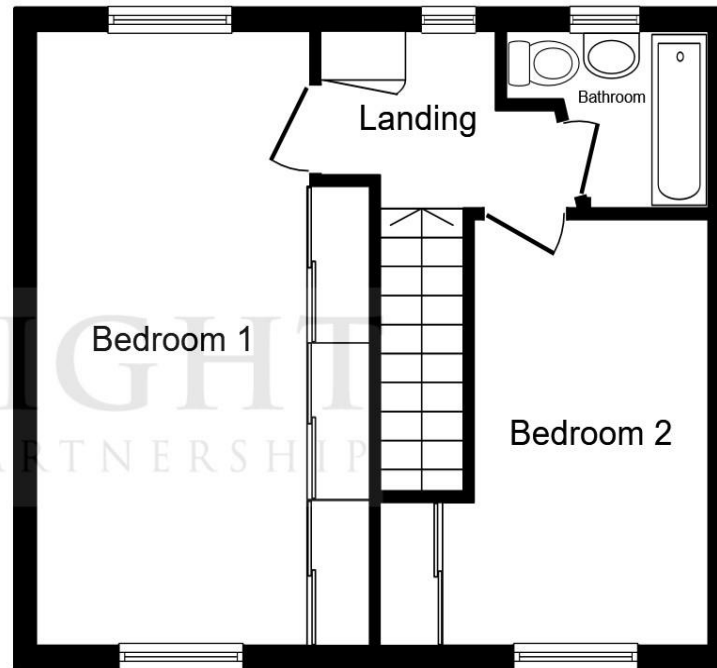
*Welcome to*  
**Lale Walk**

Situated in a popular village location offering easy access to both Stamford & Peterborough, and the village offers many amenities including a primary school, and a shop.





**Ground Floor**



**First Floor**

**Entrance Porch**

**Entrance Hall**

**Lounge Dining Room**  
17' 8" x 13' 9" ( 5.38m x 4.19m )

**Kitchen**  
17' 7" x 7' 2" ( 5.36m x 2.18m )

**Bedroom One**  
17' 10" x 8' 9" ( 5.44m x 2.67m )

**Bedroom Two**  
12' x 8' 2" ( 3.66m x 2.49m )

**Bathroom**

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

## Welcome to

### Lale Walk

- Spacious Two Bedroom Home
- Lounge Dining Room
- Popular Village Location
- Allocated Parking Space
- Enclosed Garden With Patio Area & Pedestrian Access To The Rear Car Park
- No Chain

Tenure: Freehold EPC Rating: C

# £150,000

The accommodation briefly comprises: Entrance porch, entrance hall leading through to the lounge dining room with a door through to the kitchen. Also off the entrance hall is a door to the kitchen and stairs to the first floor. The kitchen has space for a cooker, dishwasher, fridge/freezer, washing machine & tumble dryer.

Upstairs there are two bedrooms, both with built-in wardrobes, and the family bathroom with shower over the bath.

Outside the rear garden is laid to law with a patio area and flower borders with gated pedestrian access to the car park where you will find the allocated parking space.

Offered for sale with no onward chain.



Please note the marker reflects the postcode not the actual property

 01780 765060

 mailroom@knightpartnership.com

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 knightpartnership.com

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**KNIGHT**  
PARTNERSHIP

Property Ref:  
SMD104203 - 0004