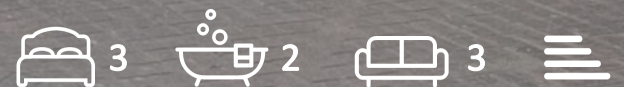




8 Rectory Way

Stilton PE7 3XS

Offers in the region of £380,000



## 8 Rectory Way

Stilton PE7 3XS

Brilliantly presented detached house on the very popular road of Rectory Way in Stilton.

This property comprises of;

Ground Floor- entrance hall, lounge, re-fitted shower room, dining room with understairs cupboard, leading to the family room which was previously part of the garage, re-fitted kitchen with access through to the conservatory with double doors to the garden, the rear section of the garage has been converted into an office/utility room.

First Floor- landing, three bedrooms and a re-fitted family bathroom. Bedrooms one and two benefitting from storage cupboards.

Outside- lawned frontage with block paved driveway, side access. To the rear, an impressive split level garden laid to lawn and composite decking.

This property is within easy reach of all Stilton has to offer and close to major transport links.

Tenure: Freehold  
Council Tax Band: C





## Ground Floor

Entrance Hall

Shower Room

Lounge

15'1" x 11'4" (4.62m x 3.46m)

Family Room

10'8" x 7'8" (3.27m x 2.34m)

Dining Room

11'9" x 8'4" (3.59m x 2.56m)

Kitchen

11'8" x 8'6" (3.57m x 2.60m)

Utility/Office

13'4" x 7'7" (4.07m x 2.33m)

Conservatory

17'3" x 7'8" (5.26m x 2.34m)



## First Floor

Bedroom One

11'5" x 11'5" (3.50m x 3.50m)

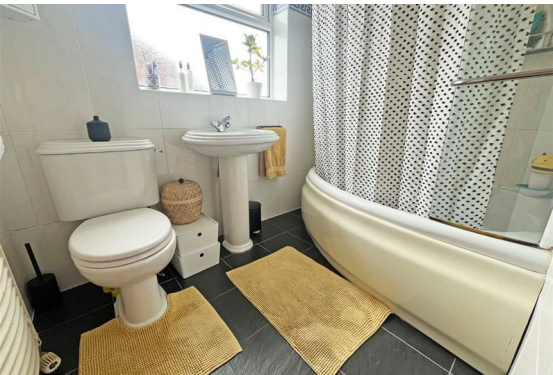
Bedroom Two

14'11" x 8'5" (4.55m x 2.58m)

Bedroom Three

11'6" max x 8'11" max (3.51m max x 2.74m max)

Family Bathroom



Floor Plan



Viewing

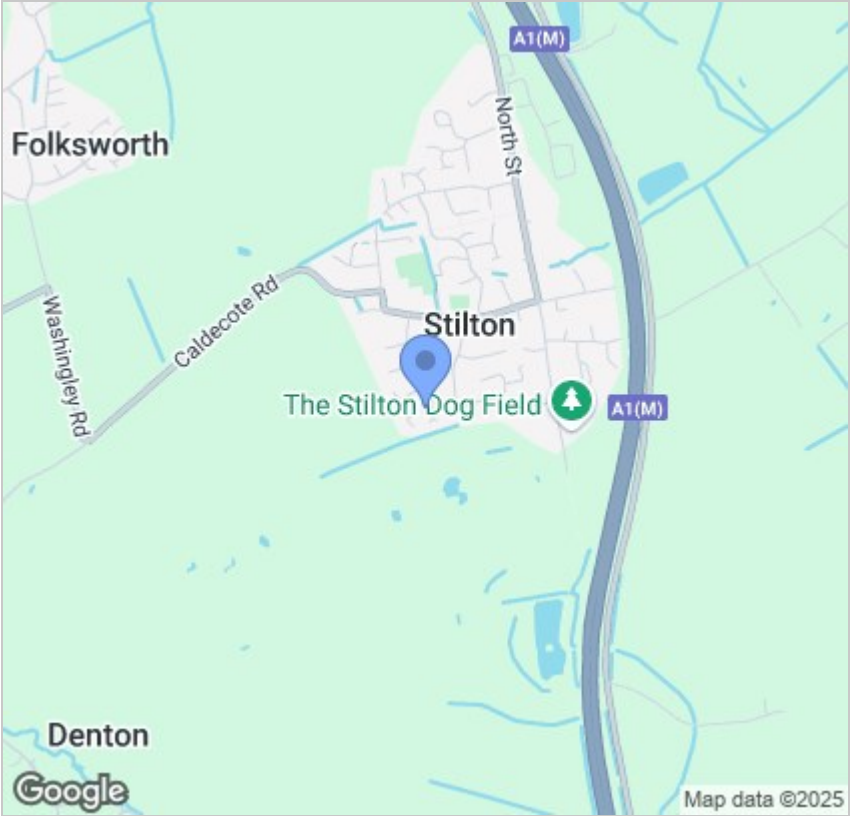
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



48b Church Drive, Orton Waterville  
Peterborough, PE2 5HE  
T: 01733 852257  
E: orton@firminandco.co.uk

Area Map



Energy Efficiency Graph

