



51 Oak Lane, Kings Cliffe, PE8 6YY

 **NEWTON FALLOWELL**



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## Key Features

- Available 20th June
- Two Bedroom End Of Terrace
- Three piece bathroom & downstairs cloakroom
- Driveway
- Popular Village Location
- Neat and Modern
- Council Tax - B
- EPC Rating C

£1,025 PCM





## **\*\*TO LET\*\***

We are happy to offer for rent this stylish and well-maintained two bedroom, three bathroom, end terrace house in the desirable area of Kings Cliffe, PE8.

Situated in a village setting, just a short drive from both Peterborough and Stamford, offering the best of both worlds with great access to the A1 for commuters.

Outside, the property features allocated parking and a fully enclosed low maintenance garden with a dual level patio and decked area, as well as a spacious shed.

Upon entering the property, you will find a bright and airy lounge with laminate flooring, a downstairs WC, and a modern kitchen with integrated appliances and freestanding fridge freezer and washing machine. Upstairs, there is a principal bedroom with built-in wardrobes, second bedroom, and family bathroom with a double walk-in shower.

The property is available to rent furnished, part furnished, or unfurnished and is negotiable before the commencement of the tenancy.

**\*\*Register Your Interest Today\*\***

[Living Room](#)

[Kitchen Breakfast Room](#)

[Cloakroom](#)

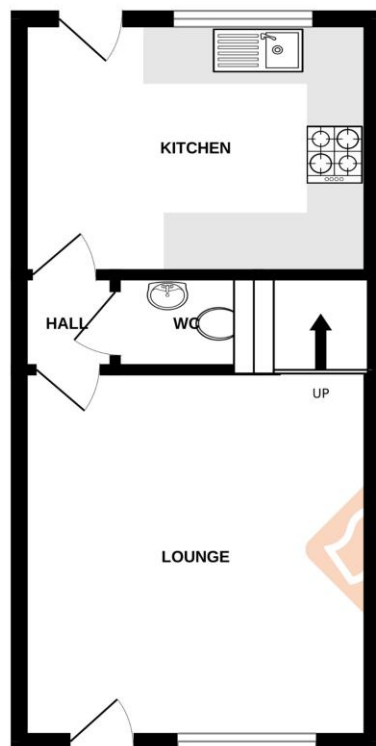
[Bedroom One](#)

[Bedroom Two](#)

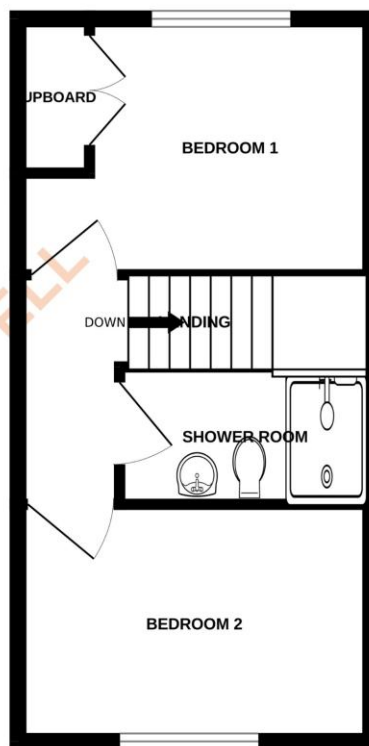
[Bathroom](#)



GROUND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 620 sq.ft. (57.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### 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.