



100B Wood Road

KINGS CLIFFE

**100B WOOD ROAD, KINGS CLIFFE,
PETERBOROUGH,
PE8 6XR**

Situated in the highly sought after village of Kings Cliffe, this attractive detached home was built in 1998 as one of just three individual properties. Lovingly maintained by the same owners since new, it offers well proportioned accommodation with scope for cosmetic updating, making it an ideal opportunity to create a truly special home.

Set back beyond a pretty stone wall, the property enjoys a peaceful position along with a generous driveway, double garage, and an attractive south-facing garden.



Step Inside

Stepping inside, the welcoming hallway provides access to two reception rooms along with the breakfast kitchen.

The spacious sitting room features a large bay window and an electric fire (with gas point available). Next door is a partially panelled dining room which in turn opens into a conservatory overlooking the rear garden.

The kitchen offers a range of wall and floor standing cabinets along with integrated appliances and space for breakfast dining.

Next door, a useful utility room provides further storage, space for white goods and access outside.

Completing the ground floor accommodation is a guest cloakroom with a loo and wash hand basin and a useful understairs storage cupboard.



First Floor

On the first floor there are four generous double bedrooms, three with built-in wardrobes or storage.

The principal bedroom benefits from en suite facilities including a large walk-in shower, wash basin and loo.

Completing the first floor accommodation is the family bathroom which has a panelled bath, wash basin and a loo.



Step Outside

The south-facing garden is mainly laid to lawn with mature shrubs, planting, and a stone terrace ideal for outdoor entertaining.

A peaceful setting and excellent potential make this Kings Cliffe home a truly delightful find.



Local Amenities

Kings Cliffe is an attractive and well-served village, offering a traditional bakery, village store, post office, public house, church and GP surgery.

Surrounded by unspoilt countryside, the area provides a variety of scenic walks and rural pursuits. The location is particularly well placed, with Stamford just ten minutes away and Oundle and Uppingham within a fifteen-minute drive. Nearby Rutland Water offers picturesque walking and cycling routes, ideal for those who enjoy outdoor activities.

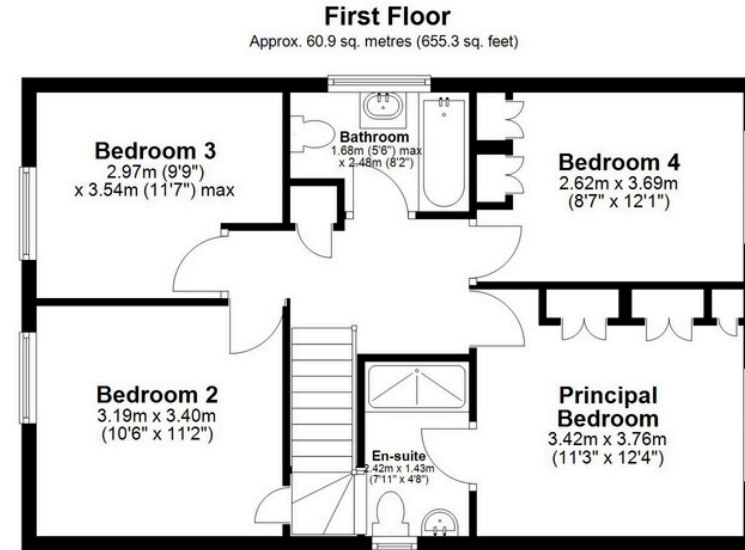
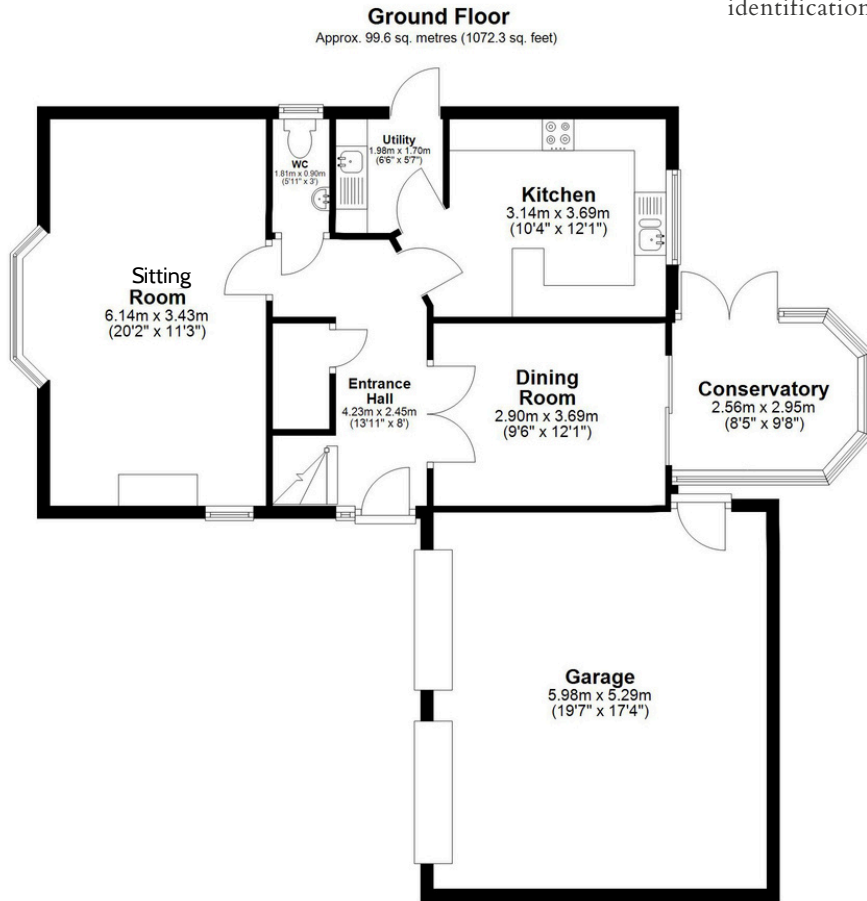
Fineshade Woods, part of the historic Rockingham Forest, lies close by and provides immediate access to miles of woodland trails and natural beauty.

The village is well connected for highly regarded schools including Kings Cliffe Endowed, Oundle, Stamford, Uppingham and Oakham. The market towns of Oundle and Stamford lie approximately eight miles away, while Peterborough provides direct rail services to London in around 50 minutes.

Excellent road connections via the A1 and A14 offer convenient access to the wider region.



The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



Total Area Approx:
160.5 sq m / 1727.6 sq ft
Ground Floor: 68 sq m / 729.5 sq ft
First Floor: 60.9 sq m / 655.3 sq ft
Garage: 31.6 sq m / 342.8 sq ft

Services

Mains water, drainage, and electric are understood to be connected. The property has gas fired central heating. None of the services nor appliances have been checked by the agent.

Fixtures & Fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

Finer Details

Local Authority: East Northamptonshire County Council

Council Tax Band: E

Tenure: Freehold

Possession: Vacant upon completion

EPC Rating: 69 | C

EPC Rating Potential: 77 | C

Agent's Note: CGi Photos



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ESTATE AGENTS

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