



1 CHURCH LANE

Stoke Doyle | PE8 5TH

Asking Price £265,000

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

1 Church Lane, Stoke Doyle Peterborough, PE8 5TH

A village house with versatile, three bedroom accommodation, generous garden and lovely field views. Occupying a delightful location within Stoke Doyle.

Entrance Hall | Living Room | Breakfast Kitchen | Utility
Landing | Three bedrooms | Family Bathroom

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Off Road Parking
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Requires Modernisation | No Onward Chain

This established and rarely available three-bedroom semi-detached family home is positioned in the heart of this sought after village of Stoke Doyle. With far reaching countryside views to the front, the property occupies a sizeable corner plot.

The Property: Entry to the property is gained via the entrance hall, which gives access to the accommodation.

The living room enjoys a large bay window to the front elevation taking in countryside views and an open fire as its focal point.

The kitchen is fitted with wall and base level units incorporating the stainless-steel sink and drainer. There is a pantry and log burner/stove. Accessed from the kitchen, is an inner lobby area leading to a utility room, separate W.C and coal store. Furthermore, there is side access to the garden.

To the first floor landing there are doors leading to the accommodation and airing cupboard, three good-sized bedrooms, one of which has countryside views.

The bathroom is fitted with a WC, wash hand basin and bath with electric shower over.

Outside, the property sits on a large corner plot. The mature front garden is wall enclosed, laid mostly to lawn, planted with an array of mature shrubs, with the benefit of off road parking. The garden wraps around to the side, offering access to the property and beyond to the garden.

The rear garden has a high degree of privacy and is predominately laid to lawn with hardstanding areas.



The property requires modernisation and is offered to the market with no onward chain.

Services: Mains electricity, water and drainage – Private treatment plant shared with the neighbouring property. Heating produced by an open fire and solid woodburning stove that also heats the hot water and one radiator.

Council Tax: C

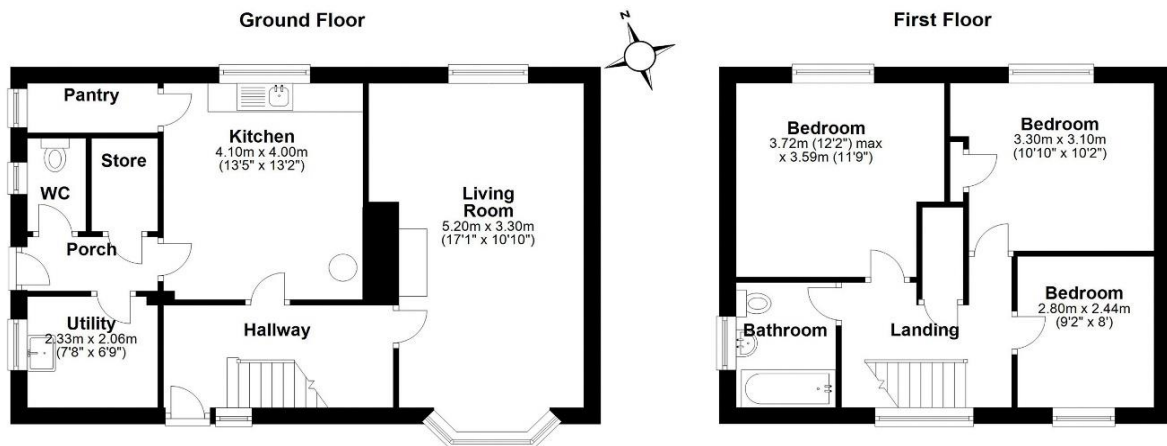
Energy Performance Rating: F

Tenure: Freehold

Local Authority:. North Northamptonshire Council

Viewing: Strictly by appointment with Woodford & Co 01832 274732.





Total Approx Gross Internal Floor Area = 103 sq/m (1104 sq/ft)

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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