



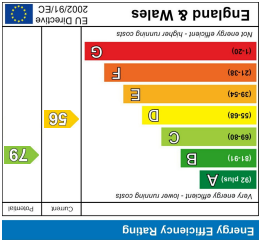
Floor Plan



Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map

Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Fieldside

Coates, Whittlesey, Peterborough, PE7 2BG

****Guide Price £400,000 - £450,000****
City and County Prestige Collection are proud to bring to the market, in the charming Cambridgeshire village of Coates, Peterborough, this stunning period home dating back to the 1700s, which is a true gem waiting to be discovered. Boasting character, charm, and an abundance of versatile living space throughout, this property offers a unique blend of traditional features and modern amenities.

This stunning property offers a completely versatile living setup throughout, with many individual rooms to the ground floor, including a second kitchen, making this an ideal home if you are looking to combine multi generational living. As you step inside, you are greeted by a dual entrance hallway, with a stable style door to the rear elevation. There is a country style kitchen/diner, with a butler sink, and integrated Smeg double oven, this leads on to the spacious living area with log burning stove and French doors on to the rear elevation, a space that is perfect for entertaining guests or simply relaxing with your loved ones. To the ground floor, there are a further three reception rooms, with one currently being used as a home office, as well as a modern shower room, a downstairs bedroom, utility room, conservatory and the smaller second kitchen! Furthermore, to the upstairs, there are three bedrooms, and a large family bathroom. The property's character is further enhanced by vaulted ceilings with exposed beams, adding a touch of elegance to the living spaces. The generous plot includes a detached garage, currently set up as a workshop, and off road parking for four or more vehicles on the gravelled driveway, ensuring convenience for you and your guests.

If you are seeking a home that seamlessly combines history with modern comfort, look no further. Book a viewing today to truly appreciate all that this property has to offer.

Entrance Hall
5'0" x 14'11"

Kitchen
12'9" x 14'10"

Living Room
13'8" x 14'11"

Study
8'5" x 14'8"

Bathroom
8'2" x 4'11"

Utility Room

Second Kitchen
8'0" x 9'4"

Bedroom Four
7'10" x 10'3"

Snug
9'10" x 8'4"

Sitting Room
11'5" x 11'4"

Conservatory
10'9" x 9'3"

First Floor Landing

Master Bedroom
11'4" x 11'3"

Bathroom
7'10" x 9'1"

Bedroom Two
8'7" x 8'3"



Bedroom Three
7'10" x 9'8"

Garage/Workshop
19'0" x 7'7"

EPC - D
56/79

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Level Access Shower, Wet Room
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: Yes - right of across driveway to front, for neighbouring properties only.
Registered easements No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private, Garage Detached, Off Street
Parking, Rear Of Property
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains, Open Fire
Internet connection: Fttb
Internet Speed: up to 80Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

