



Nene View
Oundle, Peterborough, PE8 4LY

Guide Price £325,000 - Freehold , Tax Band - D



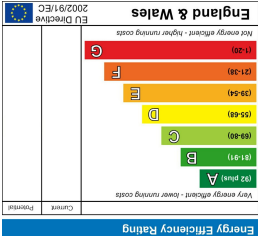
Floor Plan



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/>

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Oundle, Peterborough, PE8 4LY

Guide Price £325,000 - £345,000

Tucked away in a peaceful cul-de-sac in the sought-after town of Oundle, near Peterborough, this attractive detached home offers spacious living accommodation, three bedrooms, and a generous mature garden. Featuring a bright living room with adjoining garden room, a well-planned kitchen, a modern family shower room, and a detached garage, the property sits on a large corner plot with excellent potential to extend and improve further, subject to planning permission. Ideally located within walking distance of Oundle's historic town centre, local schools, and a range of shops and eateries, this home perfectly combines convenience, comfort, and opportunity.

Situated in a quiet cul-de-sac within the picturesque and highly sought-after town of Oundle, near Peterborough, this charming detached home offers generous living space, a mature garden, and outstanding potential for further enhancement. On entering the property, a welcoming hallway leads to a conveniently placed ground floor WC and the main living accommodation beyond. The spacious living room, which spans the full depth of the house, provides an ideal setting for family relaxation and entertaining, with doors opening through to the bright and airy garden room – a delightful space that captures plenty of natural light and offers lovely views of the rear garden. The kitchen, located just off the hallway, is well-designed with ample work surfaces and storage, providing a practical and inviting space that also connects easily to the garden room, creating a natural flow for everyday living and social occasions. Upstairs, a central landing gives access to three well-proportioned bedrooms, two of which are comfortable doubles, while the third serves perfectly as a single bedroom, study, or nursery. A stylish family shower room completes the first floor, offering both functionality and comfort. Externally, the home sits on a generous corner plot with a large, mature rear garden that provides a wonderful sense of privacy and space, ideal for outdoor dining, gardening, or children's play. There is also a detached garage offering secure parking or the potential for conversion, subject to planning permission. The property offers significant scope to extend and improve further, with ample space to accommodate a rear or side extension if desired, allowing the next owner to create their ideal family home. Perfectly positioned within walking distance of Oundle's historic town centre, where a wide variety of independent shops, cafés, and eateries can be enjoyed, and close to several highly regarded local schools, this delightful property combines convenience, charm, and potential in one of the area's most desirable locations.

- Entrance Porch**
1.12 x 1.00 (3'8" x 3'3")
- Entrance Hall**
1.87 x 3.63 (6'1" x 11'10")
- WC**
1.38 x 0.97 (4'6" x 3'2")
- Living Room**
3.56 x 6.79 (11'8" x 22'3")
- Garden Room**
5.42 x 2.44 (17'9" x 8'0")
- Kitchen**
2.64 x 3.00 (8'7" x 9'10")
- Landing**
2.33 x 2.92 (7'7" x 9'6")
- Master Bedroom**
2.88 x 3.66 (9'5" x 12'0")
- Bedroom Two**
3.08 x 3.00 (10'1" x 9'10")
- Shower Room**
2.35 x 1.67 (7'8" x 5'5")



- Bedroom Three**
2.53 x 1.94 (8'3" x 6'4")
- Garage**
5.19 x 2.39 (17'0" x 7'10")
- EPC - D**
63/82
- Tenure - Freehold**
- IMPORTANT LEGAL INFORMATION**
Construction: Standard
Accessibility / Adaptations: None
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 NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Driveway Private, Off Street
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
Internet Speed: up to 10000Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - Excellent, Vodafone - 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.

