



Wood Road Kings Cliffe, PE8 6XF

Situated in the heart of the popular village of Kings Cliffe, sits this refurbished, extended and much improved 4 bedroom semi detached family home. The current owner has meticulously been through the property to create a fantastic home., with modern facilities including a new kitchen, shower room, windows and doors.

Offers Over £350,000

Wood Road

Kings Cliffe, PE8 6XF



- 4 Bedroom Semi Detached Family Home
- 2 Reception Rooms
- South Facing Rear Garden
- Fully Refurbished & Extended
- Stunning Kitchen Diner with Separate Utility Room
- Single Garage, Parking & EV Changing Port
- Beautifully Presented Throughout
- Family Bathroom & Ground Floor Shower Room
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

Shower Room

Study

7'1" x 8'5" (2.16m x 2.57m)

Living Room

19'4" x 12'5" (5.89m x 3.78m)

Kitchen Diner

19'4" x 7'8" (5.89m x 2.34m)

Utility Room

Landing

Bedroom 1

10'1" x 11'4" (3.07m x 3.45m)

Bedroom 2

8'11" x 12'1" (2.72m x 3.68m)

Bedroom 3

10'5" x 7'10" (3.18m x 2.39m)

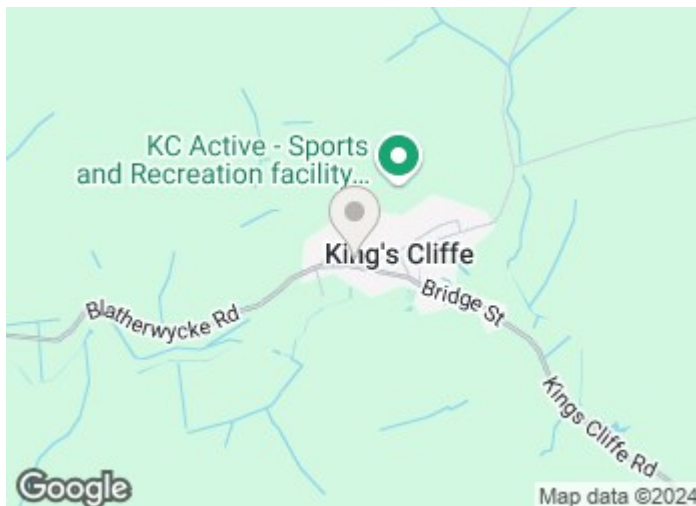
Bedroom 4

8'7" x 7'10" (2.62m x 2.39m)

Family Bathroom

7'5" x 9'8" (2.26m x 2.95m)

Single Garage

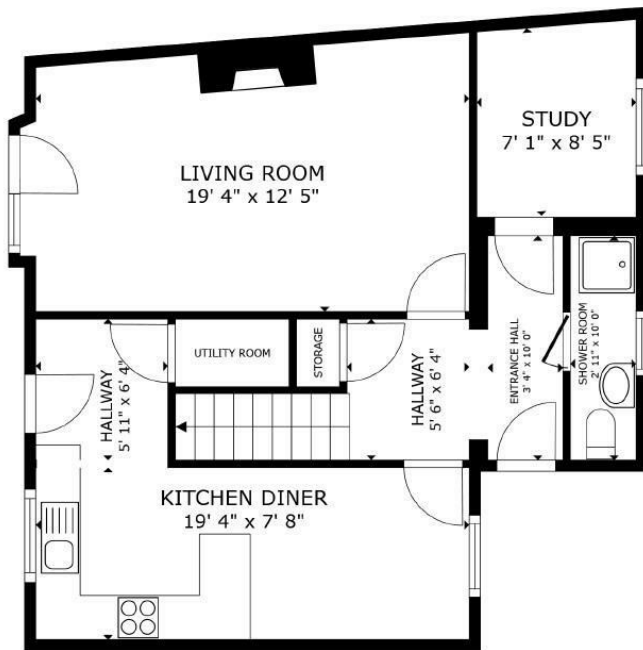


Directions

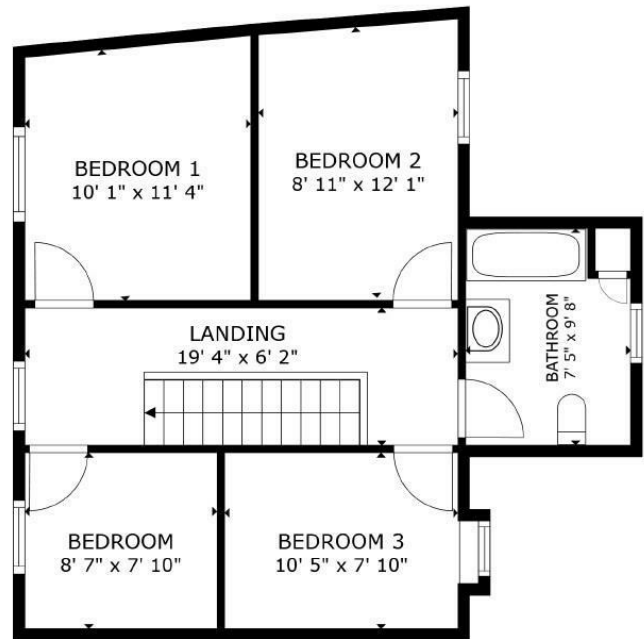
Please use the following postcode for Sat Nav guidance - PE8 6XF



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 658 sq.ft. FLOOR 2 589 sq.ft.
 TOTAL : 1,246 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | 76 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |