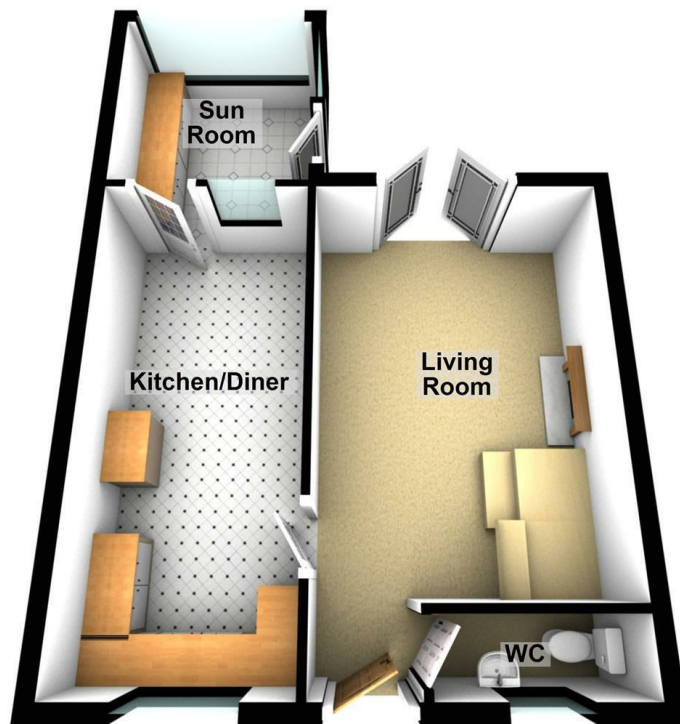


Ground Floor



ENTRANCE PORCH

CLOAKROOM

LIVING ROOM

KITCHEN DINER

SUN ROOM

FIRST FLOOR LANDING

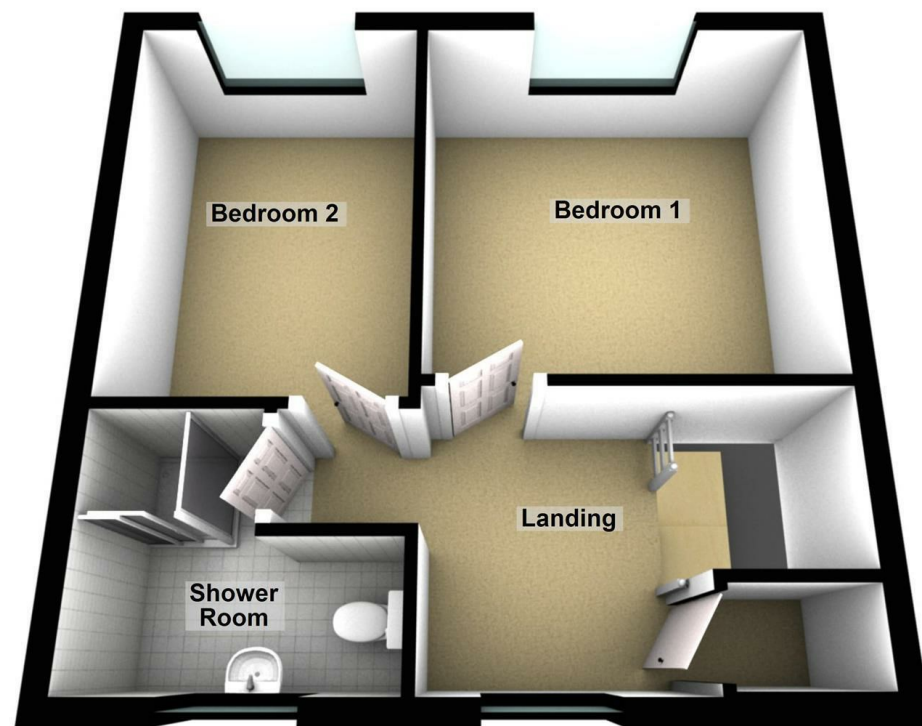
BEDROOM 1

BEDROOM 2

FAMILY SHOWER ROOM

SINGLE GARAGE

First Floor



Woodcock Holmes

20a Tesla Court, Innovation Way,
Peterborough PE2 6FL

01733 303111

info@woodcockholmes.co.uk

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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Wh
WOODCOCK HOLMES

woodcockholmes.co.uk



Wood Road
Kings Cliffe, Peterborough, PE8 6XR
£229,995



Wood Road

Kings Cliffe, Peterborough

PE8 6XR

A characterful semi-detached home in the picturesque village of King’s Cliffe, offering a peaceful countryside lifestyle with strong community spirit, scenic surroundings, and excellent local amenities -all within easy reach of Stamford, Oundle, and Peterborough.

• NO FORWARD CHAIN

• POPULAR VILLAGE LOCATION

• KITCHEN DINER

• DOWNSTAIRS CLOAKROOM

• PRIVATE ENCLOSED GARDEN

• SINGLE GARAGE

• UPVC DOUBLE GLAZED

• GAS CENTRAL HEATING

• IDEAL FOR FIRST TIME BUYERS

• CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment

£229,995

LIVING ROOM

15'4" x 11'2"

UPVC door to front, uPVC double glazed French doors to the rear, laminate flooring, radiator, fireplace, stairs to the first floor.

CLOAKROOM

2'11" x 7'6"

Obscure uPVC double glazed window to front, two piece suite with WC, wash hand basin, radiator, wall mounted gas central heating boiler.

KITCHEN DINER

18'8" x 8'1"

UPVC double glazed door to front, uPVC double glazed window and door to rear. Fitted kitchen with a matching range of base and eye level units, integrated fridge freezer, fitted sink drainer, space for appliances, radiator.

SUN ROOM

8'2" x 8"

UPVC double glazed window to rear and side, uPVC single door to side leading into the garden, radiator, fitted base level units.

FIRST FLOOR LANDING

UPVC double glazed window to front, fitted carpet, store cupboard, access to:

BEDROOM 1

10'9" x 11'2"

UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 2

11'5" x 8'1"

UPVC double glazed window to rear, fitted carpet, radiator.

SHOWER ROOM

6" x 7'11" max

Obscure uPVC double glazed window to front, fitted three-piece suite with WC, wash hand basin, walk in shower, tiled surround, radiator.

OUTSIDE

Externally, the property benefits from a beautifully maintained rear garden with a patio area—accessible from both the living room and sunroom—ideal for outdoor dining and entertaining. The garden also includes a lawned area with mature shrub borders, all enclosed by an attractive stone wall with gated rear access.

SINGLE GARAGE

Brick built garage with up and over door to front, parking in front, pitched roof.

TENURE

Freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.
All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.
None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

LOCATION

King's Cliffe provides a peaceful countryside setting with a strong community, excellent recreational facilities, and easy access to nearby towns including Stamford, Oundle, Corby, and Peterborough. It's an ideal location for those seeking a balance between rural tranquillity and modern conveniences.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive 2002/91/EC