



Woodnewton Road

Nassington, Peterborough, PE8 6QQ

**Price Guide £585,000**

Richardson



## Woodnewton Road

Nassington, Peterborough, PE8 6QQ

A superb stone built detached home offering an excellent modern open plan layout, combined with high energy efficiency with an air source heat pump giving zoned under floor heating throughout the ground and first floor, air circulation system and double glazing. The open plan living area, dining area and kitchen area are easily defined making use of the original L shaped design when constructed approximately 10 years ago. A reception porch has full height glass and gives access to the living area with its 3 windows allowing plenty of natural light, storage/cloaks cupboard, and a wood burning stove to give a lovely cosy feel. The dining area is adjacent to the impressive kitchen area with a large island containing the induction hob and also acting as a divider between the two areas with an overhang providing a breakfast bar. The kitchen area itself has granite worksurfaces, ample storage cupboards and a comprehensive range of built in appliances including fridge freezer, twin ovens, microwave and dishwasher. The bi fold doors from the kitchen give access to the rear paved area and garden. There is also a very large utility room with a cloakroom off. A staircase with a glass balustrade and understairs storage, leads to the first floor and to the 3 very well proportioned bedrooms. One bedroom has been used as a study but is a good size single. The master bedroom has a dual aspect with built in wardrobes when first entering and ensuite shower room. The guest bedroom has built in wardrobes to one wall and there is a refitted shower room. Externally the property is set behind stone walling and is slightly elevated with parking for 3 vehicles. Steps lead up to the porch with gated access to the easy to maintain side garden laid to lawn with shrubs and large wrap around paved area. Useful detached stone barn/shed with power and storage shelving.

### Reception porch

### Living Room

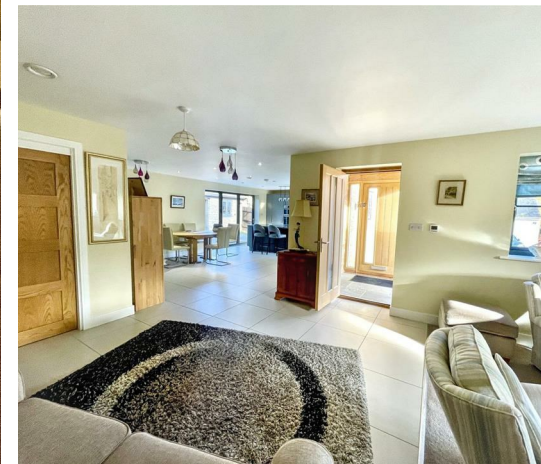
13'11" x 27'1" (4.25m x 8.26)

### Kitchen dining area

30'10" x 13'11" (9.41m x 4.25m)

### Utility room

10'9" x 11'6" (3.28m x 3.51m)







**Cloakroom**  
6'11" x 3'4" (2.12m x 1.03m)

**First floor landing**

**Master bedroom**  
11'0" x 14'3" (3.37m x 4.35m)

**Ensuite shower room**  
5'2" x 7'6" (1.59m x 2.31m)

**Bedroom**  
11'9" x 11'5" (3.59m x 3.50m)

**Bedroom**  
10'2" x 7'7" (3.12m x 2.32m)

**Shower room**  
5'7" x 10'9" (1.72m x 3.28)

#### External details

Set back behind a stone wall with block paved and gravel hard standing for 3 vehicles with lighting and steps to the front door. Gated access to a front area of lawn with pathway to the side and rear providing access to a easy to maintain rear garden, with split level wrap around rear patio and seating area with useful detached storage barn/shed 6m x 2.2m (2.3 max) with tiled flooring and shelving. Further side lawn with shrubs and gated access to the front.

#### Services

Mains water, sewerage and electricity. Heating is by an air source heat pump.

#### Tenure

Freehold

#### Council Tax

North Northants Council Tax F

#### Communications

According to Ofcom: Ultrafast Full Fibre is available

According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone

#### Agents notes

The property is offered with No Chain. It is positioned within Nassington conservation area. The driveway is shared with one other property.

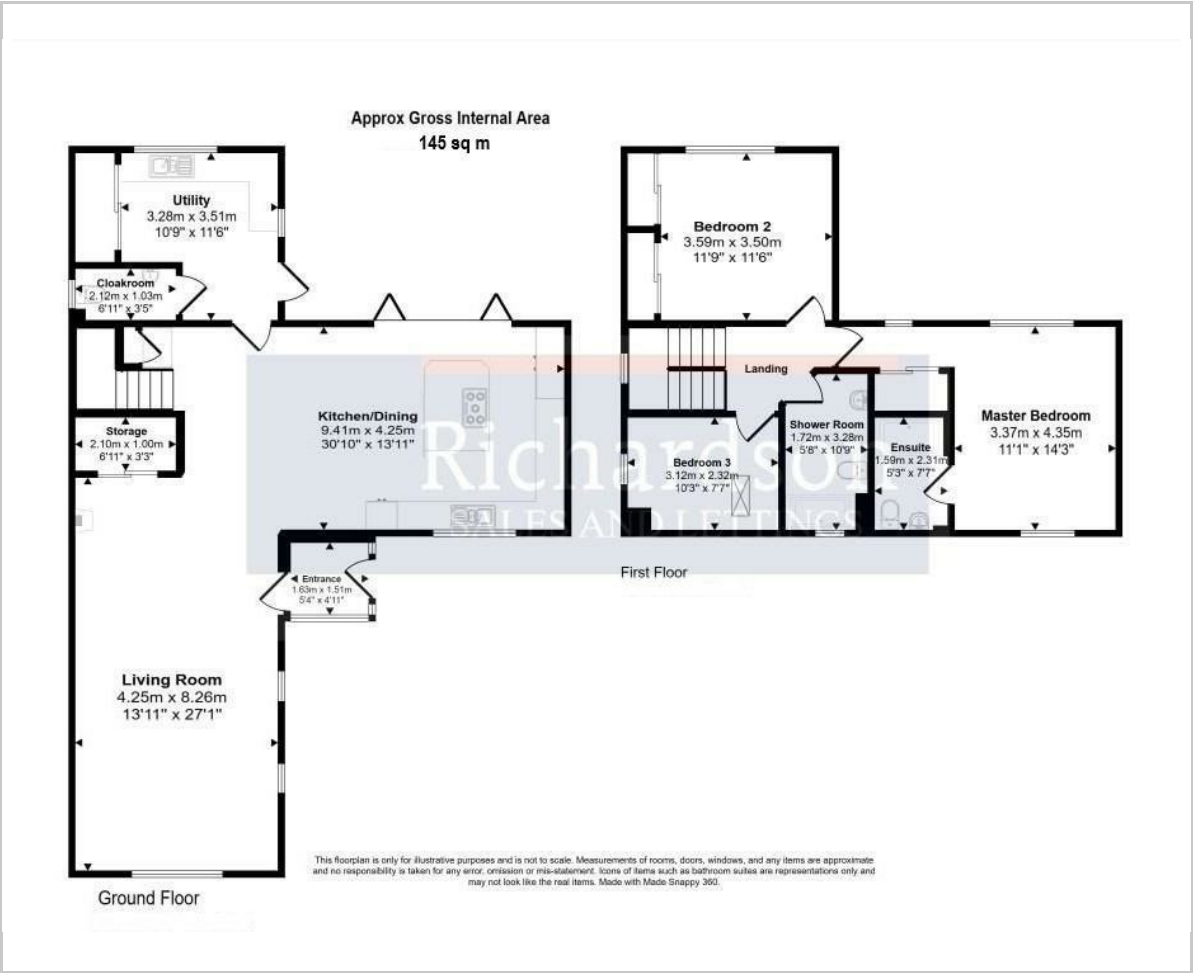
#### Viewing

By telephone appointment with Richardson.  
post@richardsonsurveyors.co.uk





Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(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	

Awaiting EPC

**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)

01780 762433