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ESTATES

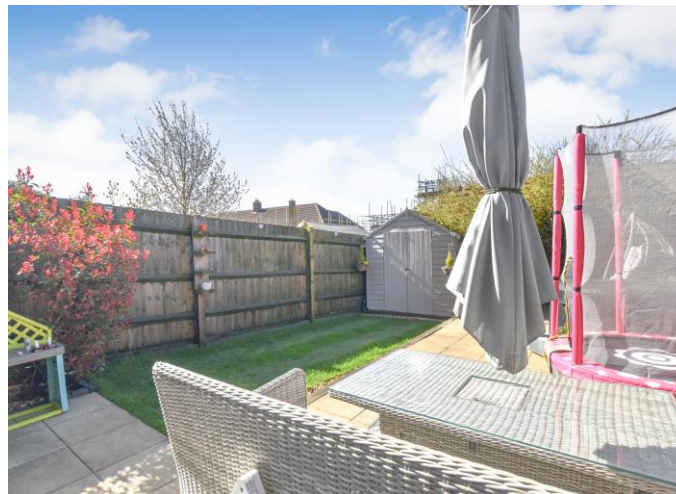
Brock Close, Wittering

Peterborough, PE8 6HX

£245,000

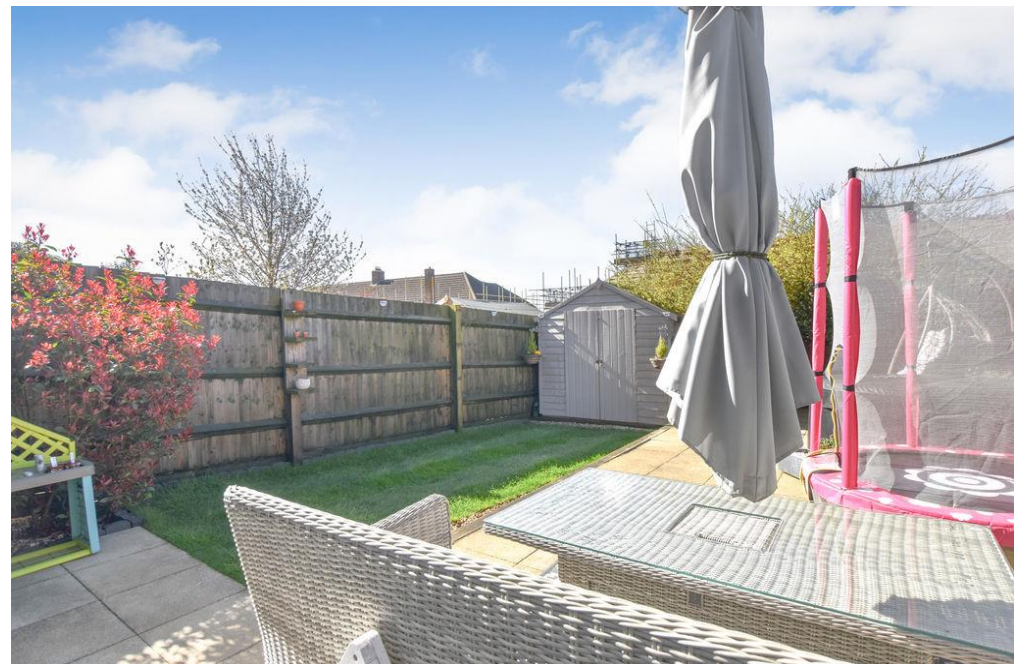
SUMMARY

- Three Bedroom Semi Detached Family Home
- Two Off Road Side By Side parking Spaces
- Bi-folding Doors To Rear Garden From Living Room
- Open Plan Kitchen Dining Space
- Downstairs WC, Family Bathroom & En Suite Shower Room
- Landscaped Rear Garden With Patio Area
- Side Gate Access
- EPC Rating - "B"
- South West Facing Rear Garden









6 Brock Close, Wittering...

This spacious three-bedroom family home offers well-appointed accommodation across the ground and first floors, complemented by an enclosed rear garden and two adjacent off-road parking spaces to the front. The property briefly comprises an inviting entrance hall, a convenient downstairs WC, and a contemporary open-plan kitchen and dining area fitted with integrated appliances. The living room provides a bright and comfortable space, featuring bi-folding doors that open onto the garden, along with a useful storage cupboard. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite facilities, in addition to a modern family bathroom.

Externally, the property benefits from a fully enclosed south - west facing rear garden, ideal for families and entertaining, as well as two side-by-side off-road parking spaces.

Location...

The village of Wittering offers excellent access to the A1 and a range of local amenities, including a bowls club, allotments, a sports and social club, and a primary school. Located just three miles away, the historic market town of Stamford provides a wide selection of shops, garden centres, churches, public houses, and hotels, along with leisure facilities such as an indoor swimming pool and leisure centre, as well as comprehensive medical services.

The surrounding area also offers a variety of recreational opportunities, including several golf courses, Burghley House, and Rutland Water, which lies between Stamford and Oakham and is popular for fishing, sailing, and outdoor pursuits. The area is well served by both primary and secondary schools, with the highly regarded Stamford Endowed Schools providing exceptional independent education. Further state and independent schooling options are available in nearby towns including Bourne, Market Deeping, and Oakham. For commuters, Peterborough is approximately nine miles away, offering high-speed rail services to London King's Cross in around 46 minutes.

Tenure: Freehold

EPC Rating: B

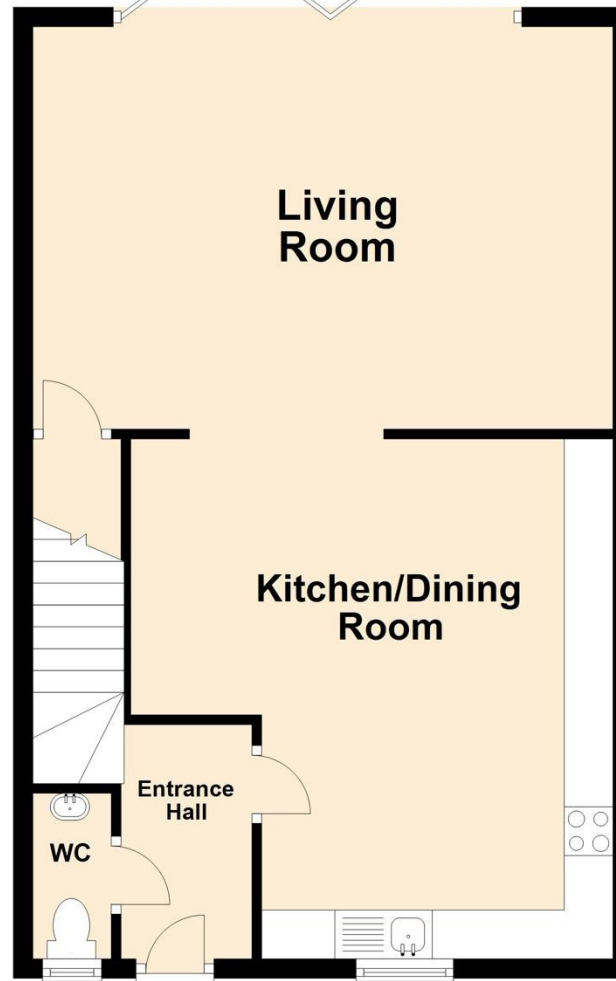
Local Authority: Peterborough Council

Services: Gas Central Heating

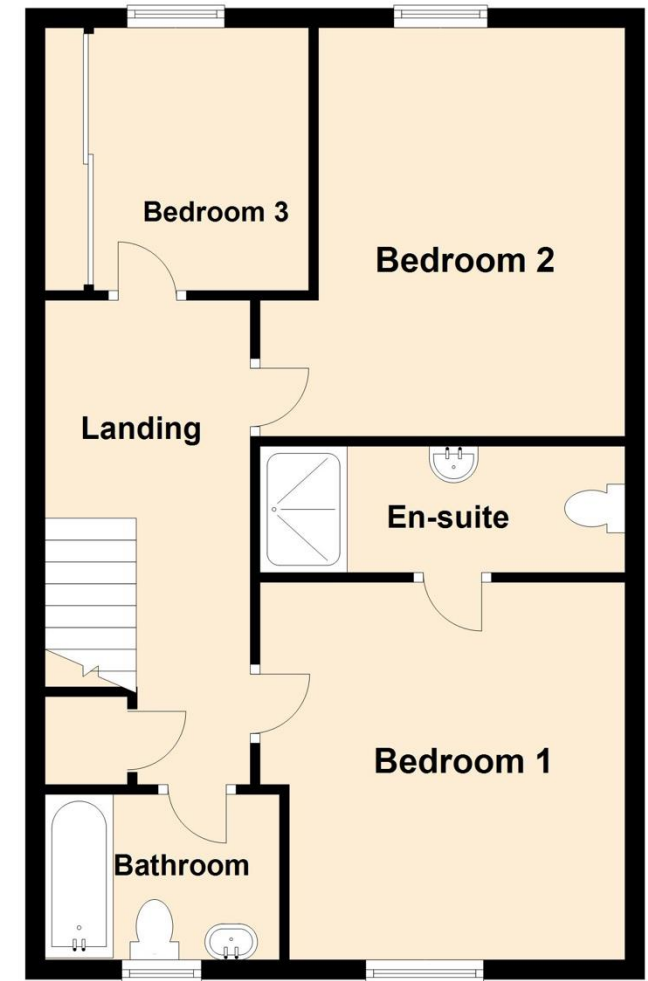
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Ground Floor
Approx. 46.5 sq. metres (500.5 sq. feet)



First Floor
Approx. 44.6 sq. metres (480.4 sq. feet)



Total area: approx. 91.1 sq. metres (980.9 sq. feet)