

## 9 Sycamore Close, Kings Cliffe, PE8 6WZ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	78	89
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C	79	90
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Welcome to this charming detached house located on Sycamore Close in the picturesque village of Kings Cliffe. This modern property offers a perfect blend of comfort and style, making it an ideal family home.

As you enter, you are greeted by a spacious reception room that provides a warm and inviting atmosphere. The heart of the home is the stylish open plan kitchen diner, which is perfect for both entertaining guests and enjoying family meals. This well-designed space is filled with natural light, creating a bright and airy environment.

The property boasts four bedrooms, with the Main bedroom featuring an en-suite bathroom for added convenience. The fourth bedroom is currently utilised as a dressing room, offering flexibility to suit your lifestyle needs. With two bathrooms in total, there is ample space for family and guests alike.

For those with vehicles, the property includes off-street parking for up to three vehicles, along with a single garage located at the rear. This ensures that parking is never a concern, providing ease and accessibility.

Situated in a tranquil area, this home offers easy access to the beautiful local countryside, perfect for leisurely walks and outdoor activities. Additionally, Stamford and Peterborough is just a short drive away, providing a wealth of amenities, shopping, and transport links.

**Asking Price £365,000 Freehold**

- Four bedroom detached home
- Stylish kitchen diner
- Cloakroom and utility room
- Well presented
- Off street parking and garage



- Main bedroom with en-suite
- Sizable lounge
- Gas fired central heating
- West facing garden
- Council tax band - E

## ACCOMMODATION:

### Entrance Hall

### Lounge

6.20m x 3.43m (20'4 x 11'3)

### Kitchen Diner

6.20m x 2.84m min (20'4 x 9'4 min)

### Utility

### Cloakroom

### Landing

### Main Bedroom

3.66m min x 2.77m min (12' min x 9'1 min)

### En-suite Shower Room

### Bedroom Two

3.56m x 3.23m (11'8 x 10'7)

### Bedroom Three

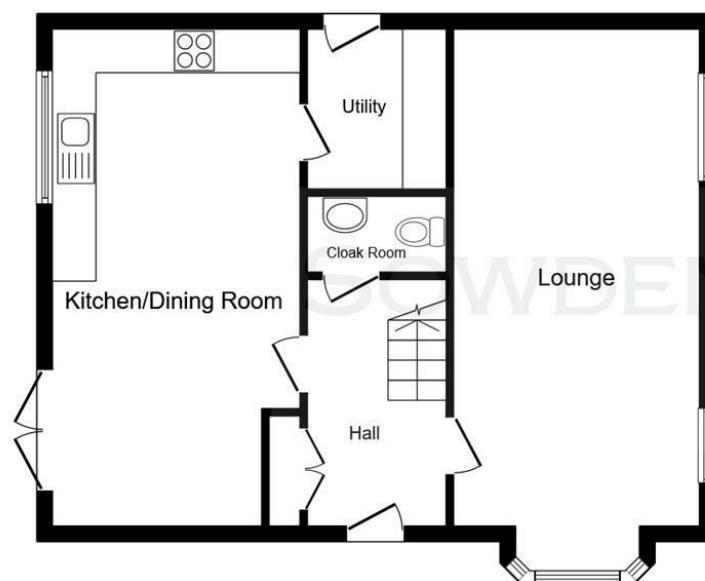
2.87m x 2.39m (9'5 x 7'10)

### Bedroom Four

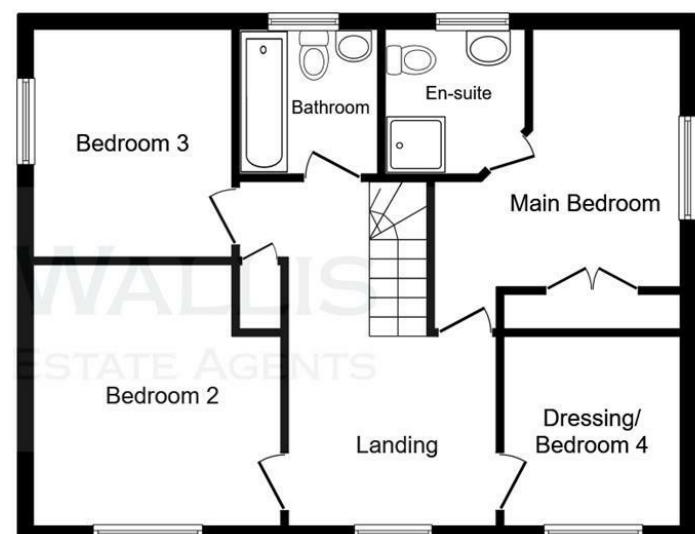
2.49m x 2.44m (8'2 x 8')

### Family Bathroom

## FLOOR PLAN:



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)