

Old North Road
Wansford PE8 6LB

KNIGHT PARTNERSHIP

Welcome to

Old North Road

This lovely two-bedroom cottage is situated in this picturesque village offering many amenities including a village shop, The Haycock Hotel with restaurant, a pub and doctors' surgery, whilst being within easy reach of Stamford & Peterborough with excellent access to the A1.



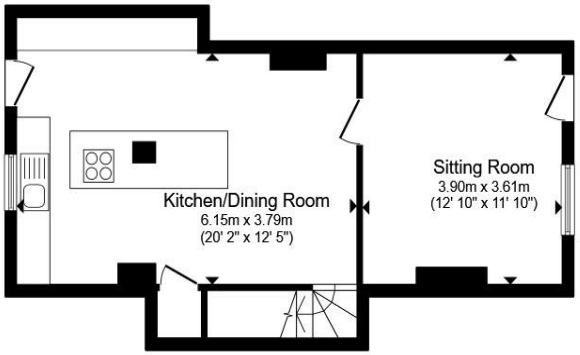




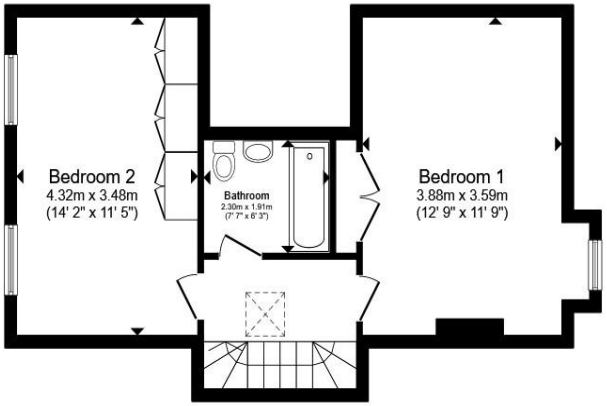




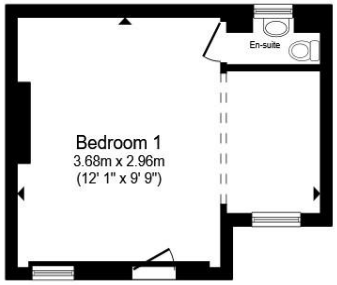




Ground Floor



First Floor



Annexe

Total floor area 114.8 sq.m. (1,236 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

KNIGHT PARTNERSHIP

Welcome to

Old North Road

- Lovely two-bedroom mid-terrace cottage with an annexe
- Character features throughout
- Beautifully fitted kitchen dining room & bathroom
- Lounge with wood burner
- Two double bedrooms with built-in storage
- Courtyard garden
- Highly sought after village with many amenities

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers over

£325,000

The property benefits from many character features including exposed beams, stone walls and fireplaces, with an annexe in the garden offering additional living space. The accommodation briefly comprises: sitting room with a window seat, feature fireplace and wood burning stove leading to the kitchen dining room. The kitchen is beautifully fitted with a range of units and integrated appliances including a fridge freezer, dishwasher, double oven and wine fridge, with a Butler sink and a large island with an induction hob and breakfast bar. Additionally, there is an under-stair cupboard and a door out to the rear garden.

Upstairs there are two double bedrooms, both with built-in wardrobes, and a lovely family bathroom fitted with a vanity sink unit and claw foot bath with a shower over the bath.

Outside to the rear is a courtyard garden with access into the annexe/office space with a cloakroom and mezzanine level for storage. To the front there is a lawned area which could be sectioned off to create an additional garden area.









Please note the marker reflects the postcode not the actual property

01780 765060 mailroom@knightpartnership.com 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA knightpartnership.com

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.
Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

The Property Ombudsman

KNIGHT PARTNERSHIP

Property Ref:
SMD105271 - 0006