

## 47 Oak Lane, Kings Cliffe, Peterborough, PE8 6YY

| 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                             |  | 79      | 83        |
| 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   |  |         |           |
| (55-68) D   |  |         |           |
| (39-54) E   |  |         |           |
| (21-38) F   |  |         |           |
| (1-20) G  |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales   |  |         |           |
| EU Directive 2002/91/EC   |  |         |           |

Nestled on a charming corner plot in the heart of the popular village of Kings Cliffe, this modern four-bedroom detached built buy Charles Church combines style, comfort, and practicality for contemporary family living. The property features a stunning open-plan kitchen-dining room—an inviting space for family gatherings and entertaining friends—alongside a spacious living area adorned with stylish, contemporary décor.

The home offers a master bedroom with an en-suite shower room, three additional bedrooms, and a beautifully refitted family bathroom, providing versatile accommodation for growing families. Outside, the property enjoys a secluded rear garden perfect for play, relaxation, and alfresco dining, while the spacious front garden enhances the property's curb appeal. A garage and off-road parking for a couple of vehicles provide convenience and security, ideal for busy family life.

Elevated views over the village and surrounding countryside complete the picture, offering a serene backdrop to everyday living. With its combination of modern interiors, practical features, and a desirable village location, this is a rare opportunity for families seeking a home where style, comfort, and functionality meet.

**Asking Price £415,000 Freehold**

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.

- Stylish and Contemporary Detached Family Home
- En-suite to Master and Refitted Family Bathroom
- Lounge with Log Burner
- Secluded Corner Plot Position
- EPC - C Council Tax Band - E
- Four Bedroom
- Stunning Open Plan Kitchen/Dining Room
- Study and Utility Room
- Garage and Off Road Parking
- Viewing Highly Recommended

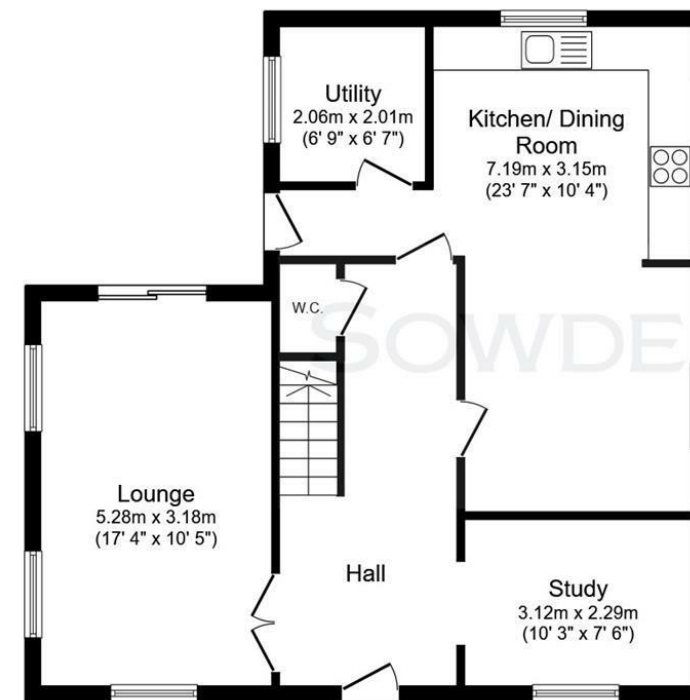


**ACCOMMODATION:**

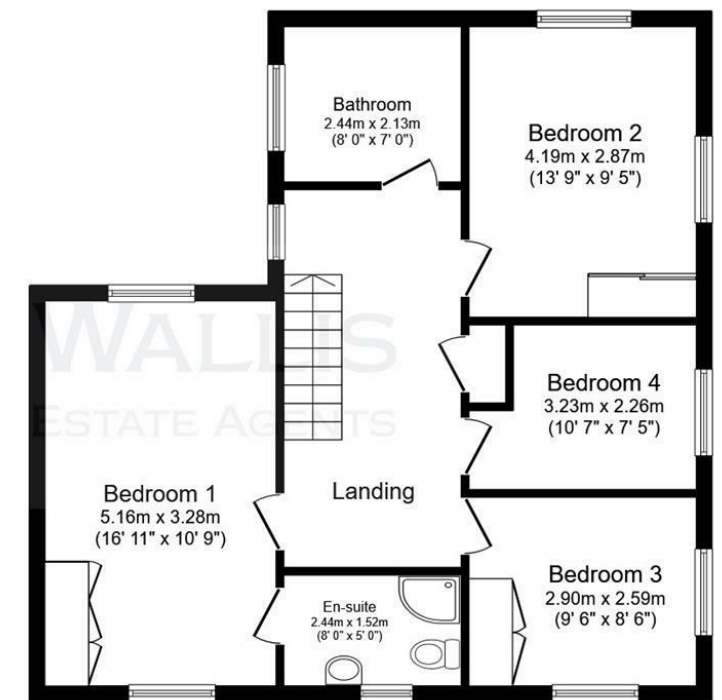
- Entrance Hall
- Cloakroom / WC
- Living Room
- Study
- Kitchen / Dining Room
- Utility Room
- First Floor Landing
- Master Bedroom
- En-Suite Shower Room
- Bedroom Two
- Bedroom Three

- Bedroom Four
- Bathroom / WC

**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)