



St. Marys Avenue  
Wittering PE8 6EA



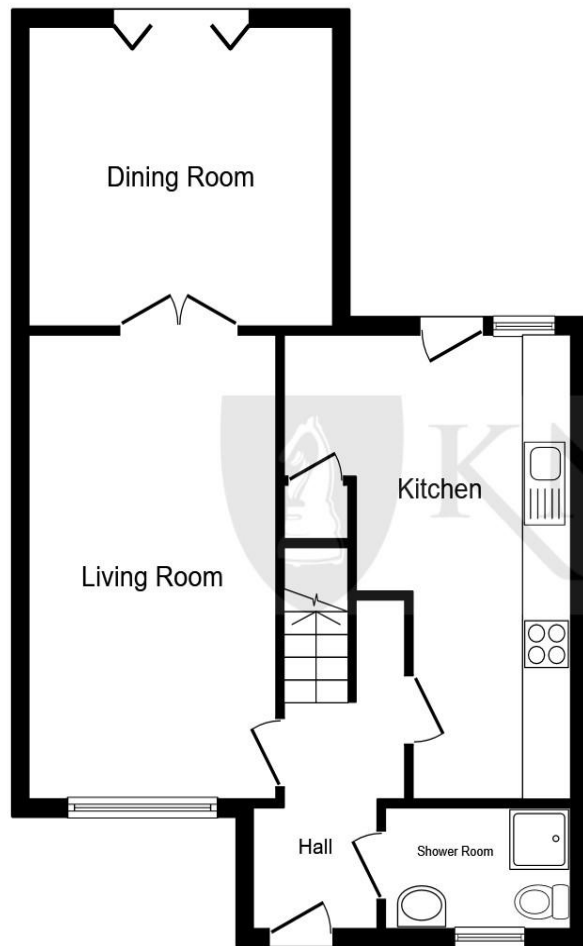
**KNIGHT**  
PARTNERSHIP



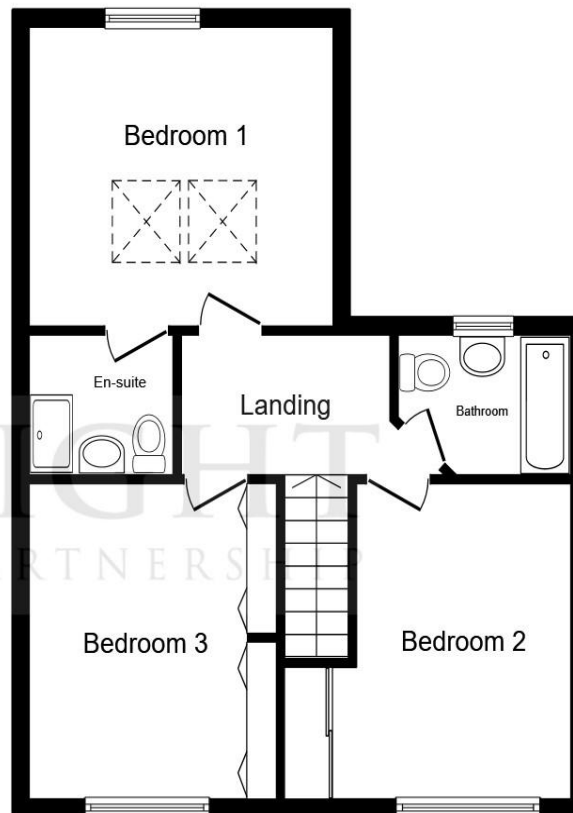
*Welcome to*  
**St. Marys Avenue**  
**Wittering**

Situated in this popular village location offering many amenities including a good primary school, shops and takeaways whilst offering excellent access to both Stamford and Peterborough, is this spacious extended three-bedroom home.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

17' 7" x 10' 6" ( 5.36m x 3.20m )

**Dining Room**

11' 4" x 12' 3" ( 3.45m x 3.73m )

**Kitchen**

16' 8" x 5' 2" ( 5.08m x 1.57m )

**Shower Room**

7' 4" x 4' 6" ( 2.24m x 1.37m )

**Bedroom One**

11' 4" x 12' 2" ( 3.45m x 3.71m )

**En-Suite Shower Room**

5' 5" x 5' 5" ( 1.65m x 1.65m )

**Bedroom Two**

12' x 8' 8" ( 3.66m x 2.64m )

**Bedroom Three**

11' 11" x 7' 3" ( 3.63m x 2.21m )

**Bathroom**

5' 11" x 6' 3" ( 1.80m x 1.91m )

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.focalagent.com](http://www.focalagent.com)

*Welcome to*

## St. Marys Avenue Wittering

- Spacious Extended Three Bedroom Home
- Popular Village with Many Amenities & Schooling
- Separate Dining Room
- Downstairs Shower Room
- Main Bedroom with En-Suite Shower Room
- Generous Bedrooms
- Enclosed Rear Garden
- No Chain

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£225,000**

The accommodation briefly comprises: - Entrance Hall leading to a downstairs shower room with toilet and shower cubicle. The lounge has a log burner and bi-doors through to the dining room with bi-fold doors out to the garden. Also off the hall is the kitchen with a range of units, an under-stairs cupboard for storage and door out to the rear garden.

Upstairs there are three generous bedrooms, two of which have built-in wardrobes, and the main bedroom has an en-suite shower room. The family bathroom is fitted with a white suite and has a shower over the bath.

Outside the garden to the rear is laid to lawn with patio and decked areas and large shed. There is a parking space to the front.

Offered for sale with no onward chain.



Please note the marker reflects the  
postcode not the actual property

 **01780 765060**

 [mailroom@knightpartnership.com](mailto: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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Property Ref:  
SMD105121 - 0003



**KNIGHT**  
PARTNERSHIP