



Peterborough Road
Wansford, Peterborough, PE8 6JN
Offers Over £725,000

Richardson

Peterborough Road

Wansford, Peterborough, PE8 6JN

Set on an elevated plot, and previously extended to provide well balanced living and bedroom accommodation, the property is very well presented with double glazing throughout and recently fitted wool carpets. The heart of the home is undoubtedly the kitchen dining area, which showcases a bespoke maple kitchen with quartz worksurface, complete with high-quality Wolf professional appliances and a central island. This space seamlessly flows into the dining area, making it perfect for family gatherings and dinner parties. The living room features a delightful wood-burning stove, creating a warm and inviting atmosphere, with a further reception room currently used as a large study. To the first floor, there are four well-appointed bedrooms, including a master suite that offers a dressing area and an ensuite shower room for added convenience. A guest bedroom also benefits from its own ensuite, while the family bathroom has a clawfoot bath. Outside, parking for several vehicles to the front, with steps leading up to the front garden features lawns and decorative borders, complemented by decking and paved pathways leading to a useful storage shed. The rear garden has been landscaped with an outdoor cooking and BBQ area, perfect for summer entertaining. A thatched seating area adds a unique touch, while a large insulated building offers versatile options as a workshop, gym, or office.

Entrance hall

Cloakroom

Kitchen diner

Dining area
11'10" x 10'4" (3.62m x 3.15m)

Kitchen area
17'0" x 13'8" (5.2m x 4.18m)

Lounge
16'11" max x 16'11" (5.16m max x 5.16)

Reception/study
14'11" x 12'11" (4.57m x 3.96m)

First floor landing

Master Bedroom





Dressing area
11'1" x 10'5" (3.39m x 3.19m)

Bedroom area
17'0" max x 12'4" (5.2m max x 3.76m)

Ensuite shower

Guest bedroom
15'1" max x 12'11" (4.62m max x 3.95m)

Ensuite shower room

Bedroom
13'5" x 10'7" max (4.11m x 3.24m max)

Bedroom
10'4" x 6'11" (3.16m x 2.13m)

Family bathroom



External details

Parking for several vehicles to the front with steps up to the well maintained front garden with lawns stocked beds, borders and vegetable plot. Raised decking area with pathway to useful storage shed 3.47m x 2.24m. To the rear is further landscaped garden with outdoor kitchen/BBQ area, a seating area with thatched roofing and an insulated office with heating 5.61m x 2.8m. There is also a pathway giving alternative rear access. Both the front and rear gardens offer a good degree of privacy due to the elevated position.

Tenure
Freehold

Services
All main services connected. Oil central heating

Council Tax
Peterborough Council Tax Band F

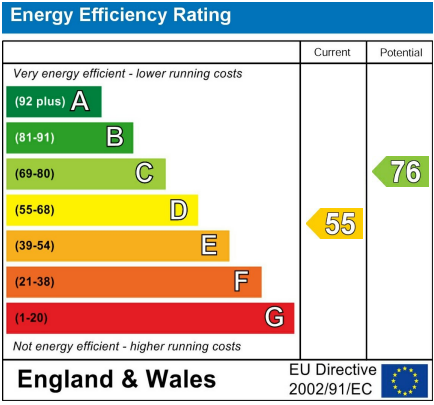
Communication
According to Ofcom: Ultrafast Full Fibre is available
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Viewing
By telephone appointment with Richardson.
post@richardsonsurveyors.co.uk





Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433