



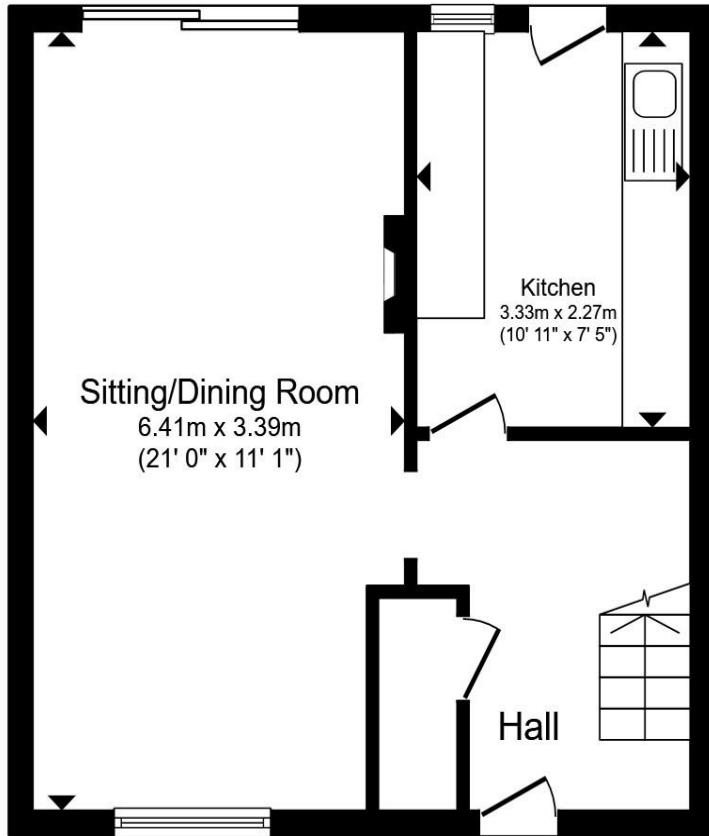
**6 Fineshade Close  
Kings Cliffe PE8 6YD**



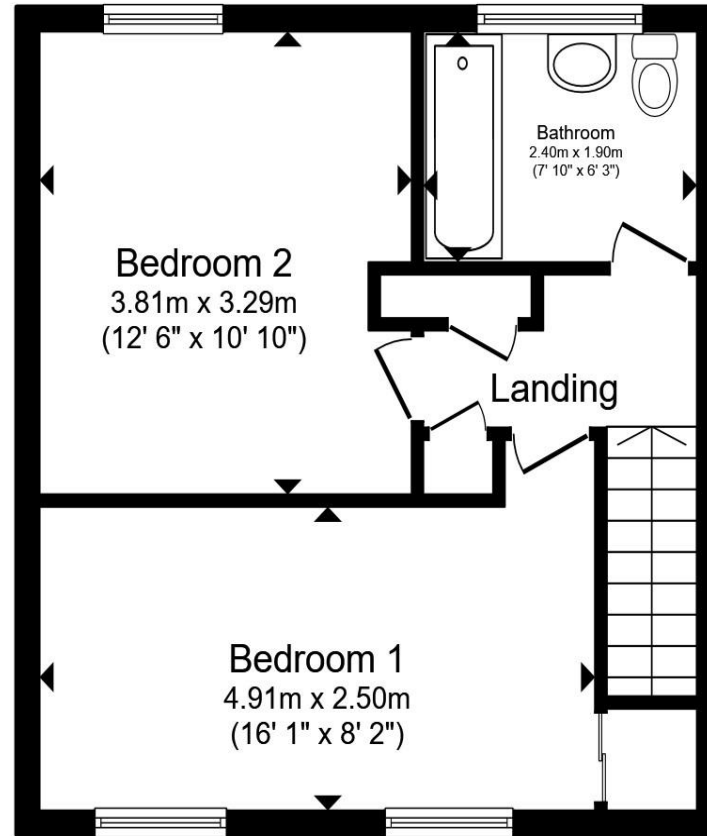
*Welcome to*  
**Fineshade Close**  
**Kings Cliffe Peterborough**

A spacious, well-kept home situated in a cul-de-sac location in the sought after village of Kings Cliffe, with local amenities including a sports centre, primary school and pub, and with convenient access to Peterborough, Stamford & Oundle.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Sitting/Dining Room**  
21' x 11' 1" ( 6.40m x 3.38m )

**Kitchen**  
10' 11" x 7' 5" ( 3.33m x 2.26m )

**Bedroom One**  
16' 1" x 8' 2" ( 4.90m x 2.49m )

**Bedroom Two**  
12' 6" x 10' 10" ( 3.81m x 3.30m )

**Bathroom**  
7' 10" x 6' 3" ( 2.39m x 1.91m )

Total floor area 74.5 sq.m. (802 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.

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*Welcome to*  
**Fineshade Close**  
**Kings Cliffe Peterborough**

- Well-kept Starter Home
- Two Double Bedrooms
- Off Road Parking
- Spacious Lounge Dining Room
- South Facing Garden
- Sought After Village Location
- No Onward Chain

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

guide price  
**£220,000**



A well-presented and spacious home, thoughtfully configured to offer accommodation comprising: Entrance Hall with generous storeroom and door through to the dual aspect sitting/dining room, fitted with a log burner and sliding patio door opening onto the southerly aspect garden. Also from the hall is the kitchen, with integrated oven and hob with space for a washing machine and part glazed door opening on to the garden.

Upstairs are two double bedrooms and a refitted bathroom, with a three-piece suite including a shower over the bath. The landing benefits from two storage cupboards and an airing cupboard.

Outside the property stands behind a lawned front garden with driveway. To the rear, the southerly aspect garden is mainly laid to lawn with decked seating area and garden shed. There is gated access to the rear.



Please note the marker reflects the  
postcode not the actual property

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Property Ref:

SMD105369 - 0003