



nest
ESTATES

Brock Close, Wittering

Peterborough, PE8 6HX

£245,000

SUMMARY

- Three-Bedroom Semi Detached Family Home
- Two Off Roadside By Side parking Spaces
- Bi-folding Doors to Rear Garden From Living Room
- Open Plan Kitchen Dining Space
- Downstairs WC, Family Bathroom & En Suite Shower Room
- Landscaped Rear Garden With Patio Area
- Side Gate Access
- EPC Rating - "B"
- Southwest Facing Rear Garden









6 Brock Close, Wittering...

This spacious three-bedroom family home offers well-appointed accommodation across the ground and first floors, complemented by an enclosed rear garden and two adjacent off-road parking spaces to the front. The property briefly comprises an inviting entrance hall, a convenient downstairs WC, and a contemporary open-plan kitchen and dining area fitted with integrated appliances. The living room provides a bright and comfortable space, featuring bi-folding doors that open onto the garden, along with a useful storage cupboard. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite facilities, in addition to a modern family bathroom.

Externally, the property benefits from a fully enclosed south - west facing rear garden, ideal for families and entertaining, as well as two side-by-side off-road parking spaces.

Location...

The village of Wittering offers excellent access to the A1 and a range of local amenities, including a bowls club, allotments, a sports and social club, and a primary school. Located just three miles away, the historic market town of Stamford provides a wide selection of shops, garden centres, churches, public houses, and hotels, along with leisure facilities such as an indoor swimming pool and leisure centre, as well as comprehensive medical services.

The surrounding area also offers a variety of recreational opportunities, including several golf courses, Burghley House, and Rutland Water, which lies between Stamford and Oakham and is popular for fishing, sailing, and outdoor pursuits. The area is well served by both primary and secondary schools, with the highly regarded Stamford Endowed Schools providing exceptional independent education. Further state and independent schooling options are available in nearby towns including Bourne, Market Deeping, and Oakham. For commuters, Peterborough is approximately nine miles away, offering high-speed rail services to London King's Cross in around 46 minutes.

Tenure: Freehold

EPC Rating: B

Local Authority: Peterborough Council

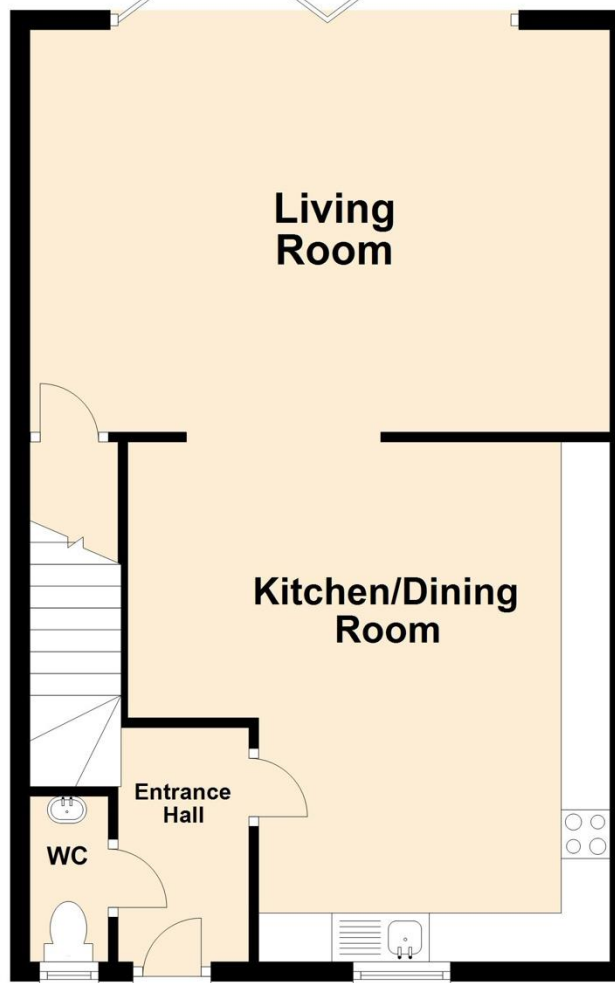
Services: Gas Central Heating

DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.

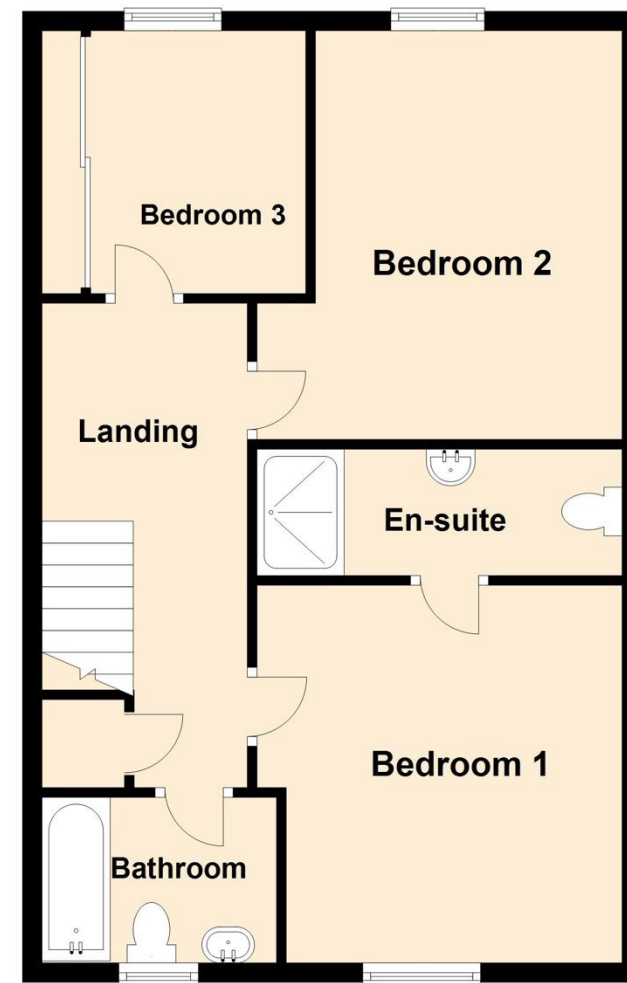
Ground Floor

Approx. 46.5 sq. metres (500.5 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



Total area: approx. 91.1 sq. metres (980.9 sq. feet)

nest
ESTATES

8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110

info@nestestates.co.uk

www.nestestates.co.uk