



Old North Road

Wansford, PE8 6LB

**Price Guide £320,000**

Richardson



## Old North Road

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An attractive 3 bedroom double fronted cottage in the heart of this popular village which offers a wide range of facilities including the renowned Haycock Hotel, shop and post office, doctors surgery and village hall. The village has easy access to both Stamford, Peterborough and beyond. Offered with NO CHAIN the property has been well maintained with a modern kitchen breakfast with built in appliances, and modern shower rooms, double glazing and oil fired central heating. The accommodation comprise, reception porch, through lounge diner with the lounge area having a wood burning stove and timber flooring, a small lobby area with utility and cloakroom off. Kitchen breakfast room with French doors to the outside. To the first floor the 3 bedrooms are of good size with the master having an ensuite shower room. The property has a large rear garden and a barn currently used as storage/workshop to the side of the cottage.

Reception porch

Lounge diner

Lounge area  
12'1" x 9'10" (3.7m x 3m )

Dining area  
13'5" x 12'1" (4.1m x 3.7m )

Kitchen  
9'10" x 9'10" (3.00m x 3.00m )

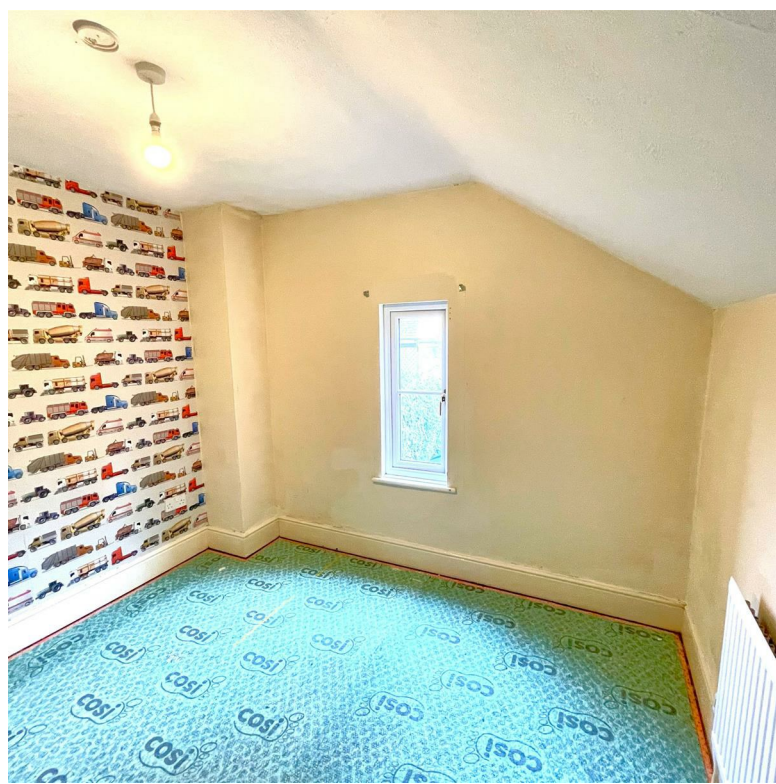
Lobby area

Cloakroom

Utility  
5'2" x 3'11" (1.6m x 1.2m )







First floor landing

Bedroom 1

11'9" x 13'1" max (3.6m x 4m max)

Ensuite

Bedroom 2

11'9" x 9'2" (3.6m x 2.8m )

Bedroom 3

9'10" x 9'10" (3m x 3m )

Shower room

External details

A very good sized rear garden principally laid to lawn with small out building and also a barn to the side (3.6m x 3.45m) with mezzanine floor and doorway to the front.

Services

Mains water, electricity and sewerage.  
Oil fired central heating

Council Tax

Peterborough City Council Tax Band D

Communications

According to Openreach: Ultrafast Full Fibre is available

According to Ofcom: Mobile coverage is is Likely with EE, Three, O2 and Vodafone

Agents notes

The property is within the Wansford conservation area but is not Listed. The vendor is in a position to offer the potential for vehicle access to the rear to provide Off Road Parking, subject to obtaining the necessary planning permission.

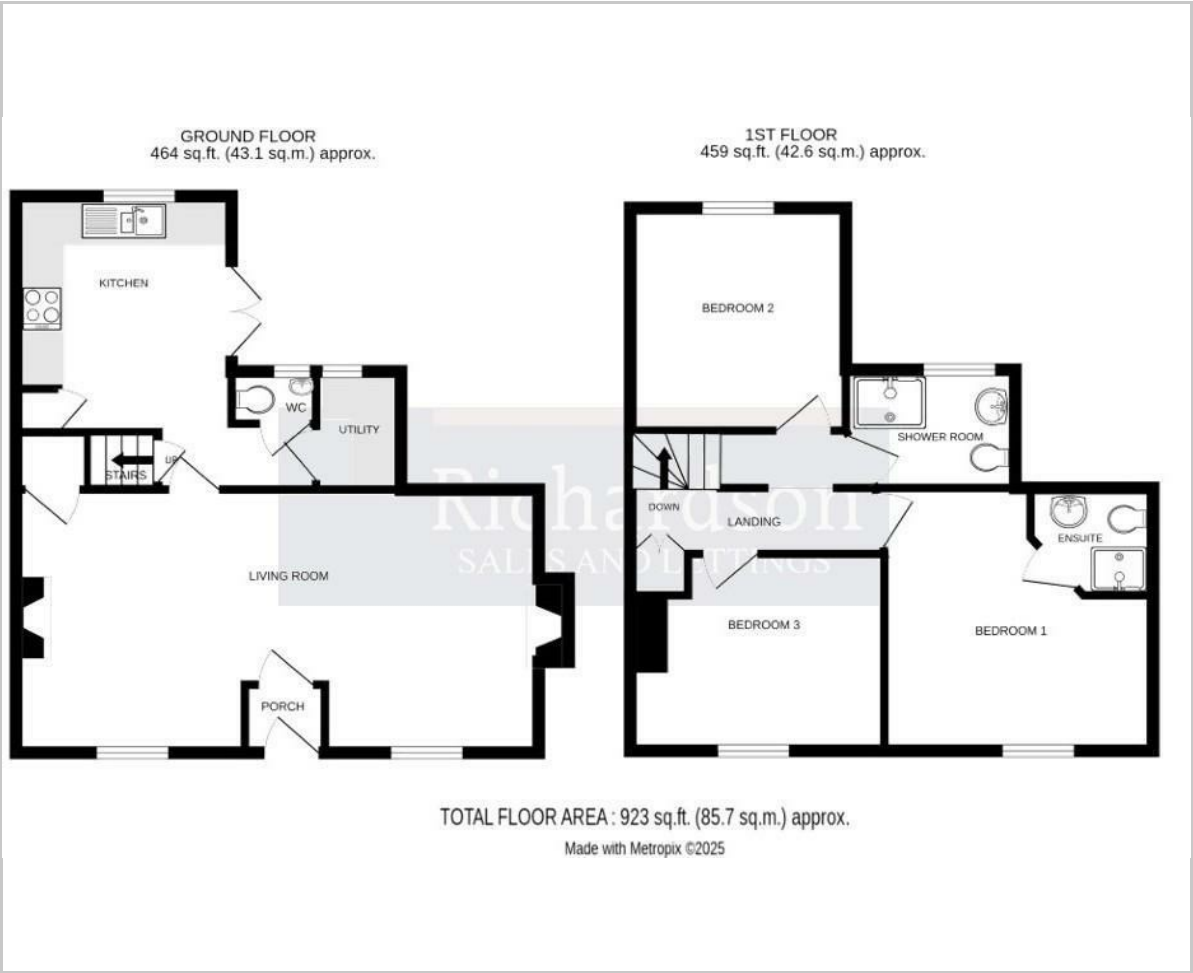
Viewing

By telephone appointment with Richardson.  
[post@richardsonsurveyors.co.uk](mailto:post@richardsonsurveyors.co.uk)





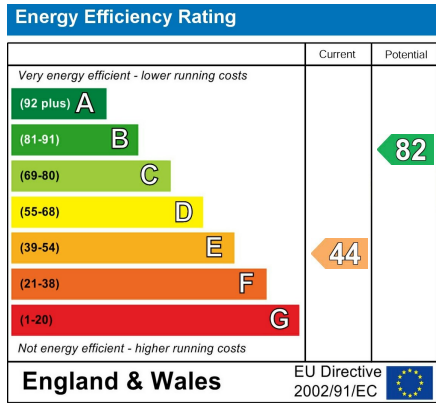
Floor Plan



Area Map



Energy Efficiency Graph



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**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

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