



Old Great North Road, Stibbington

 **NEWTON FALLOWELL**

4 3 2

Key Features

- Immaculantly Presented Four Bedroom Detached Family Home
- Open Plan Kitchen, Dining and Living Space
- Great Rear Garden and Backing onto Fields
- Ample Off Road Parking and Garage
- Fully Modernised - Turn Key
- Village Location within a Short Drive to Stamford & Peterborough
- Council Tax Band - C
- EPC Rating C
- Freehold

Offers in excess of £550,000





Newton Fallowell are delighted to present this exceptional four-bedroom detached home, quietly positioned and offering an outstanding open-plan kitchen, dining, and living space with full-width bi-fold doors opening onto a private rear garden.

Upon entering the property, you are welcomed by a spacious entrance hall providing access to the ground floor reception rooms and the first-floor staircase. The first door to the left leads into a generous reception room, currently used as a home office but equally ideal as a separate living room, featuring a charming bay window. On the opposite side of the hallway is a separate utility/laundry room with rear door access to the garden, along with a well-appointed downstairs shower room.

The true focal point of the home is the impressive open-plan kitchen, dining, and living area, perfectly designed for modern family living and entertaining. This remarkable space benefits from underfloor heating and full-width bi-fold doors that seamlessly connect the interior with the garden. The kitchen itself features an Italian-designed suite with Silestone worktops and a range of integrated appliances.

The first floor offers four well-proportioned double bedrooms. The main bedroom benefits from ample fitted wardrobes and a stylish walk-in shower en-suite. Completing the first floor is a contemporary family bathroom and a useful airing cupboard for additional storage.

Externally, the property provides excellent off-road parking for multiple vehicles at the front, along with a double garage, half of which has been converted into a useful storage and gym area. The rear garden is another standout feature of the home, boasting a large porcelain patio ideal for outdoor dining and entertaining, with steps leading down to a private lawned garden. To the rear, gated access leads directly into neighbouring farmer's fields, offering a wonderful sense of privacy and open countryside views.





Entrance Hall 1.81m x 4.39m (5'11" x 14'5")

Open Plan Kitchen/Dining/Living 5.79m x 7.11m (19'0" x 23'4")

Reception Room 3.25m x 3.2m (10'8" x 10'6")

Utility Room 2.59m x 2.02m (8'6" x 6'7")

Shower Room 1.14m x 2.02m (3'8" x 6'7")

Bedroom One 4.04m x 3.64m (13'4" x 11'11")

En-Suite 2.61m x 1.95m (8'7" x 6'5")

Bedroom Two 4.2m x 3.26m (13'10" x 10'8")

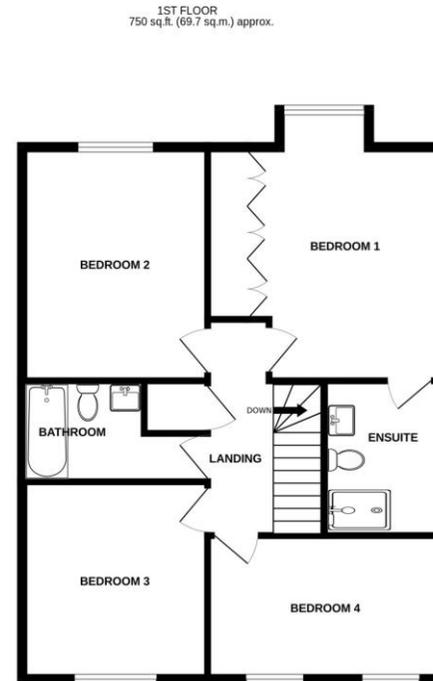
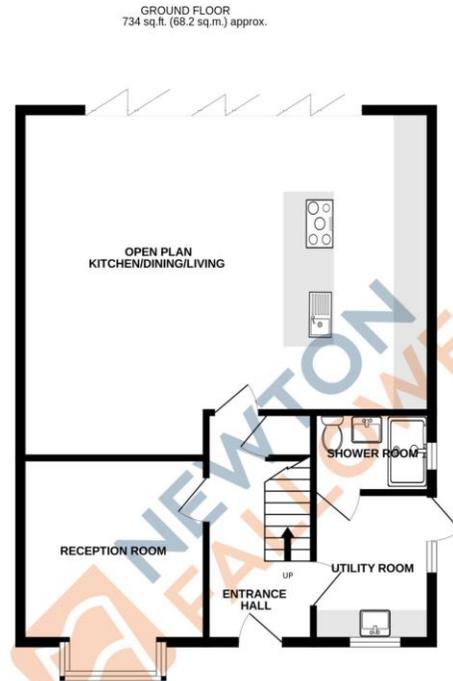
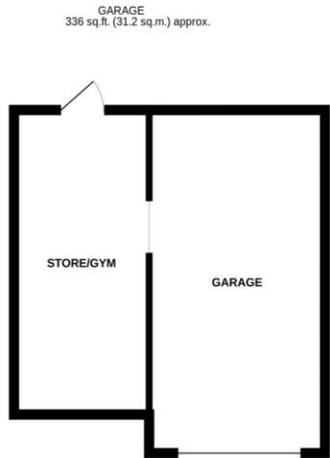
Bedroom Three 3.34m x 3.28m (11'0" x 10'10")

Bedroom Four 2.48m x 4.3m (8'1" x 14'1")

Bathroom 1.76m x 2.13m (5'10" x 7'0")







TOTAL FLOOR AREA : 1820 sq.ft. (169.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Huntingdonshire District Council
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.