



Park Street, Kings Cliffe
£360,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- Large plot size

Set well back from the road in a highly regarded and pleasant residential area, this three bedroom detached property offers an exciting opportunity for buyers seeking a home they can truly make their own.

The property requires a degree of modernisation, but once updated it promises to be a stunning family residence, combining generous internal space with excellent scope for extension (subject to the necessary planning permissions).

To the front, the home is enhanced by a large and attractive garden, providing an appealing sense of privacy and kerb appeal. To the rear, there is substantial space offering off road parking for multiple vehicles as well as an existing garage, with ample room for further extension.



Internally, the accommodation is well proportioned. The main lounge features a large front facing window, allowing plenty of natural light and affording lovely views over the front garden. Further along the ground floor is a second reception room, which flows into an open plan dining area, ideal for family living and entertaining. This leads into the extended kitchen, which enjoys access to the rear of the property.

The first floor comprises three good sized bedrooms along with a family bathroom, making the layout ideally suited to modern family life.

This is a rare opportunity to acquire a detached home in a desirable location, offering space, flexibility, and exceptional scope to add value. Early viewing is highly recommended to fully appreciate the setting and potential on offer.





Ground Floor

First Floor

Total floor area 101.5 m² (1,092 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. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

To view this property call Sharman Quinney on:
01832 274567

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: OUN202856 - 0001

