



**Burnett Walk**  
**Wittering PE8 6ED**

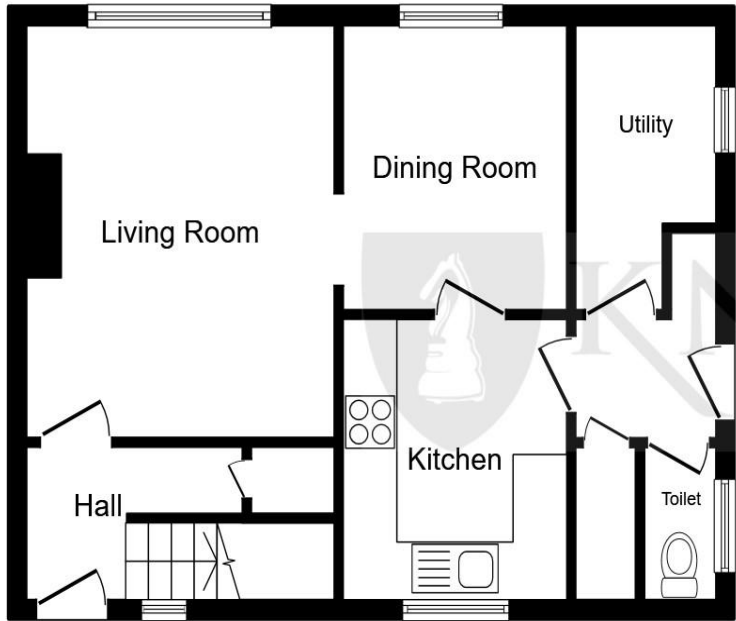


**KNIGHT**  
PARTNERSHIP

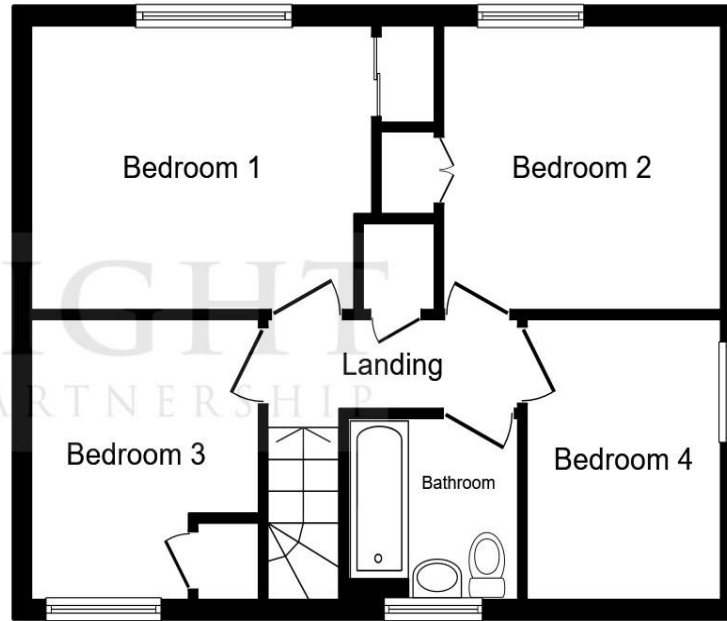
*Welcome to*  
**Burnett Walk**

This generous four-bedroom home is situated in a popular village offering many local amenities including a well-thought of Primary school, general store, pub, take-aways and playing fields, whilst offering easy access to the A1, Stamford & Peterborough.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

14' 5" x 11' 7" ( 4.39m x 3.53m )

**Dining Room**

8' 9" x 10' ( 2.67m x 3.05m )

**Kitchen**

9' 4" x 8' 9" ( 2.84m x 2.67m )

**Utility Room**

4' 9" x 10' 1" ( 1.45m x 3.07m )

**Bedroom One**

12' 10" x 10' 1" ( 3.91m x 3.07m )

**Bedroom Two**

10' 1" x 10' 9" ( 3.07m x 3.28m )

**Bedroom Three**

10' 1" x 7' 6" ( 3.07m x 2.29m )

**Bedroom Four**

6' 11" x 8' 5" ( 2.11m x 2.57m )

**Bathroom**

6' 2" x 6' 4" ( 1.88m x 1.93m )

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.focalagent.com](http://www.focalagent.com)

Welcome to

## Burnett Walk

- Spacious Four Bedroom Semi-detached Home
- Popular Village Location
- Many Local Amenities
- Separate Dining Room
- Utility Room & Cloakroom
- Landscaped Garden
- Allocated Parking Space

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

**£250,000**

The property is well-presented throughout and offers accommodation briefly comprising: Entrance hall with a large under-stair cupboard leading to the lounge with a log burner. Leading off the lounge is the dining room which gives access to the kitchen. The kitchen is fitted with a range of units with space for an oven, fridge freezer and dishwasher and has a glazed door leading through to the utility room with space for an additional fridge, washing machine & tumble dryer. Off the kitchen is a lobby with access to the utility room, cloakroom and store cupboard with a door out to a covered passage which has front and rear access.

Upstairs there four bedrooms, all of which have built-in storage, and the family bathroom is fitted with a white three-piece suite with a shower over the bath.

The rear garden is landscaped, with steps up from the patio to a raised lawn and a garden shed. There is an allocated parking space. Viewing highly recommended.



Please note the marker reflects the postcode not the actual property

 01780 765060

 mailroom@knightpartnership.com

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 knightpartnership.com

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**KNIGHT**  
PARTNERSHIP

Property Ref:

SMD104899 - 0005