

Glebe Road

Stilton, Peterborough, PE7 3RQ

Offers In The Region Of £375,000 - Freehold, Tax Band - C

4 | 1 | 2 | C

Floor Plan



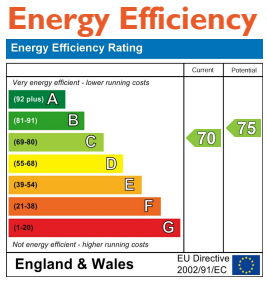
Area Map



Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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Nestled within a quiet cul-de-sac in the sought-after village of Stilton, this spacious four-bedroom detached family home has been thoughtfully extended to the rear, creating versatile living accommodation ideal for modern family life. Offering multiple reception areas, a generous kitchen, downstairs cloakroom, private enclosed rear garden, single garage and a large driveway providing ample off-road parking, the property is perfectly positioned within walking distance of local amenities and excellent transport links.

The property is entered via a welcoming entrance hall, which provides access to the principal ground floor accommodation and a convenient downstairs cloakroom. To the front of the home is a spacious lounge, offering an ideal setting for relaxing with family, whilst the rear extension has created additional living space including a separate living room and a generous dining room, making this home particularly well suited to entertaining or larger families. The kitchen is well-appointed with a range of fitted units, ample worktop space and room for everyday dining, enjoying direct access to the dining room and rear garden to create an excellent flow throughout the ground floor. To the first floor, the property offers four bedrooms, including a comfortable principal bedroom, a spacious second double bedroom, a good-sized third bedroom and a versatile fourth bedroom, ideal as a nursery, home office or dressing room. These are served by a family bathroom fitted with a three-piece suite. Externally, the property continues to impress with a private enclosed rear garden offering a safe and secure space for children to play or for outdoor entertaining. To the front, a large driveway provides off-road parking for multiple vehicles and leads to the single garage, offering additional storage or secure parking.

Situated in the ever-popular village of Stilton, the property enjoys easy access to local shops, schools, pubs and everyday amenities, whilst benefiting from excellent transport links to Peterborough, Stamford and the A1, making it an ideal home for commuters and growing families alike.

Entrance Hall
1.86 x 3.07 (6'1" x 10'0")

WC
1.85 x 0.78 (6'0" x 2'6")

Lounge
3.37 x 4.81 (11'0" x 15'9")

Living Room
2.99 x 3.06 (9'9" x 10'0")

Dining Room
2.99 x 4.23 (9'9" x 13'10")

Kitchen
3.36 x 2.58 (11'0" x 8'5")

Landing
0.88 x 2.66 (2'10" x 8'8")

Master Bedroom
2.85 x 2.92 (9'4" x 9'6")

Bedroom Two
3.26 x 2.60 (10'8" x 8'6")

Bathroom
2.01 x 1.68 (6'7" x 5'6")

Bedroom Three
1.86 x 2.88 (6'1" x 9'5")

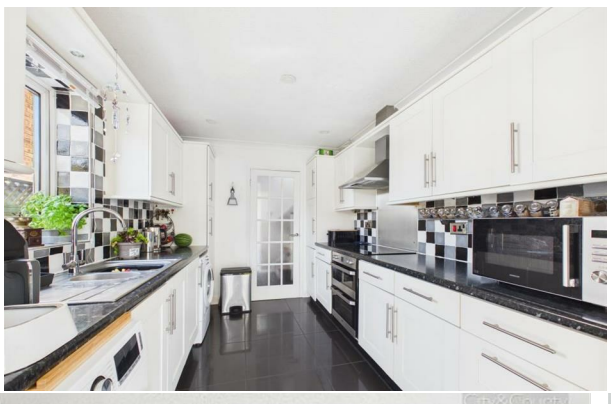


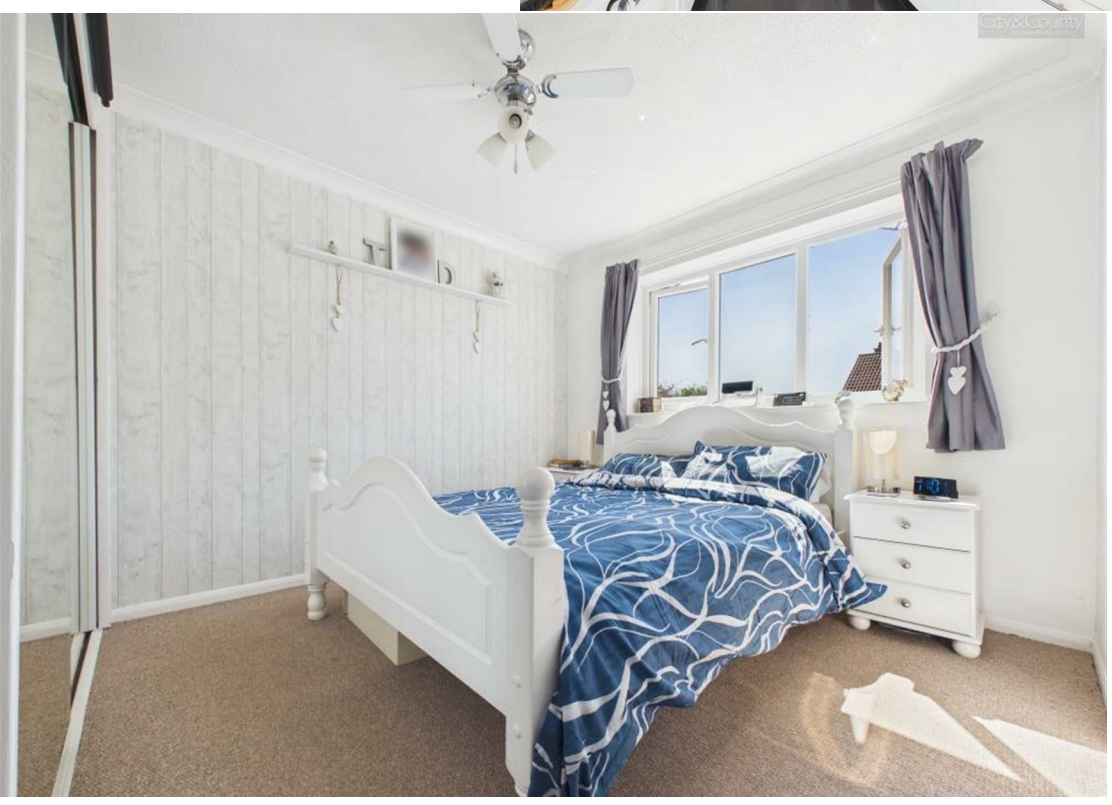


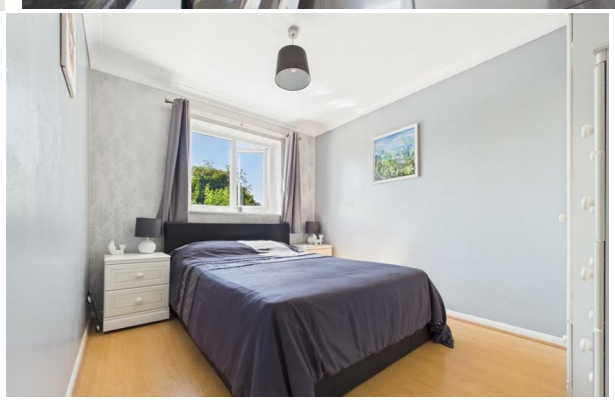














Bedroom Four
2.48 x 1.78 (8'1" x 5'10")

Garage
5.29 x 2.52 (17'4" x 8'3")

EPC - C
70/75

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: TBC
Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL





