



5 Oak Lane, Kings Cliffe  
£475,000

 **NEWTON FALLOWELL**

## 5 Oak Lane

### Kings Cliffe, Peterborough

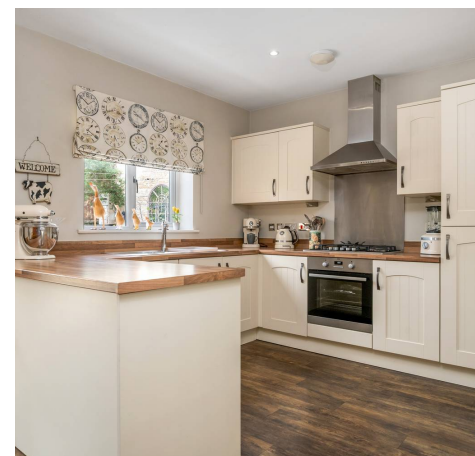
Stunning four-bedroom stone-built detached family home situated in a prime location within the popular village of Kings Cliffe. This lovely home benefits from ample off-road parking with an integral garage, a generous mature rear garden, a light and airy living room, a large kitchen/diner, two bathrooms, a downstairs cloakroom and four well-proportioned bedrooms.

The property is arranged over two floors, with the entrance hall providing excellent flow and access to the living room, kitchen/diner and downstairs cloakroom. The spacious living room is filled with natural light and offers an excellent amount of living space, while the kitchen/diner features a range of modern units with integrated appliances, together with ample room for a dining table and chairs.

To the first floor, the landing provides access to four well-proportioned double bedrooms and the family four-piece bathroom, which benefits from both a separate shower and bath. Bedroom one also enjoys its own three-piece en-suite shower room and built-in double wardrobes.

Outside, to the front, the driveway has been extended to provide ample off-road parking, with an inset footpath leading to the front door and a well-maintained garden. Gated side access leads into the enclosed and private rear garden, which features a patio seating area, generous lawn and mature borders planted with a variety of trees, shrubs and flowers.

A further benefit is the property's attractive outlook to the front, enjoying uninterrupted views over the adjoining green space and play park.





**Entrance Hall**

**Cloakroom**

**Living Room**

15' 3" x 12' 9" (4.65m x 3.89m)

**Kitchen**

11' 6" x 9' 9" (3.51m x 2.97m)

**Dining Area**

9' 8" x 15' 4" (2.95m x 4.67m)

**Bedroom One**

10' 0" x 12' 9" (3.05m x 3.89m)

**En-Suite**

**Bedroom Two**

10' 8" x 10' 9" (3.25m x 3.28m)

**Bedroom Three**

10' 10" x 9' 8" (3.30m x 2.95m)

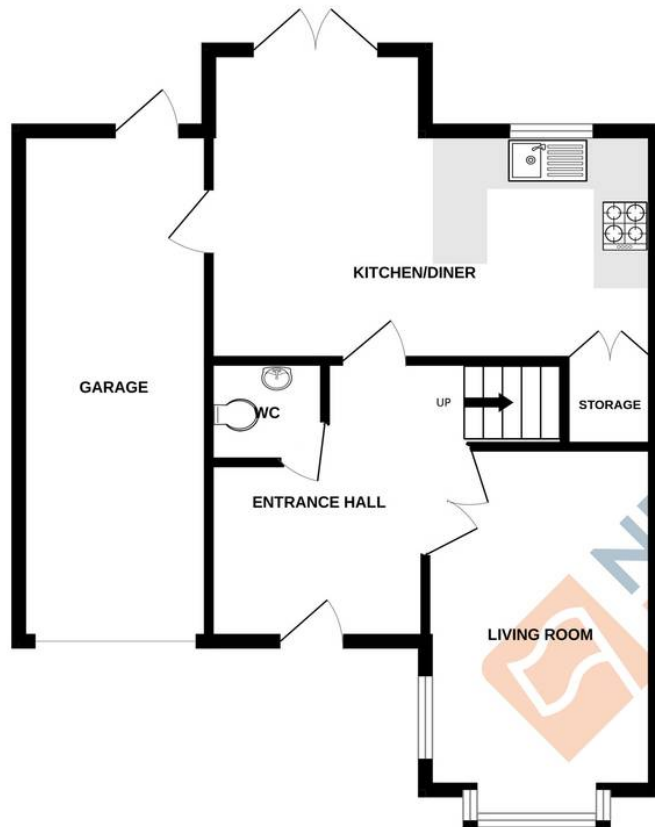
**Bedroom Four**

8' 8" x 11' 7" (2.64m x 3.53m)

**Bathroom**



GROUND FLOOR



1ST FLOOR



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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Newton Fallowell Estate Agents, 4 Ironmonger Street - PE9 IPL

01780 754530 · [stamford@newtonfallowell.co.uk](mailto:stamford@newtonfallowell.co.uk) · [newtonfallowell.co.uk/stamford](http://newtonfallowell.co.uk/stamford)