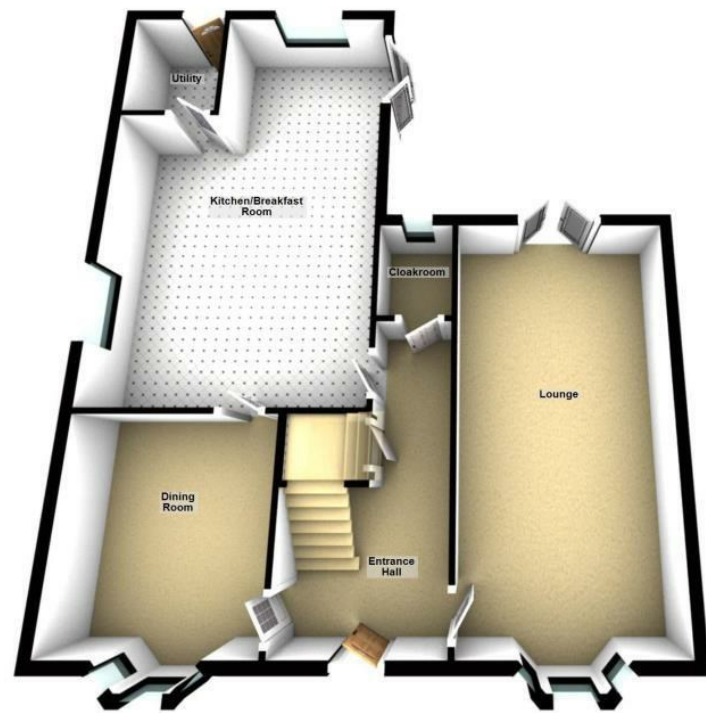




ENTRANCE HALL

CLOAKROOM

LOUNGE
6.55m x 3.40m
(21'6" x 11'2")

DINING ROOM
3.43m x 3.23m
(11'3" x 10'7")

KITCHEN/BREAKFAST ROOM
7.09m x 4.60m
(23'3" x 15'1")

UTILITY ROOM
1.88m x 1.65m
(6'2" x 5'5")

GALLERIED LANDING

BEDROOM 1
4.62m x 3.81m
(15'2" x 12'6")

EN-SUITE SHOWER ROOM

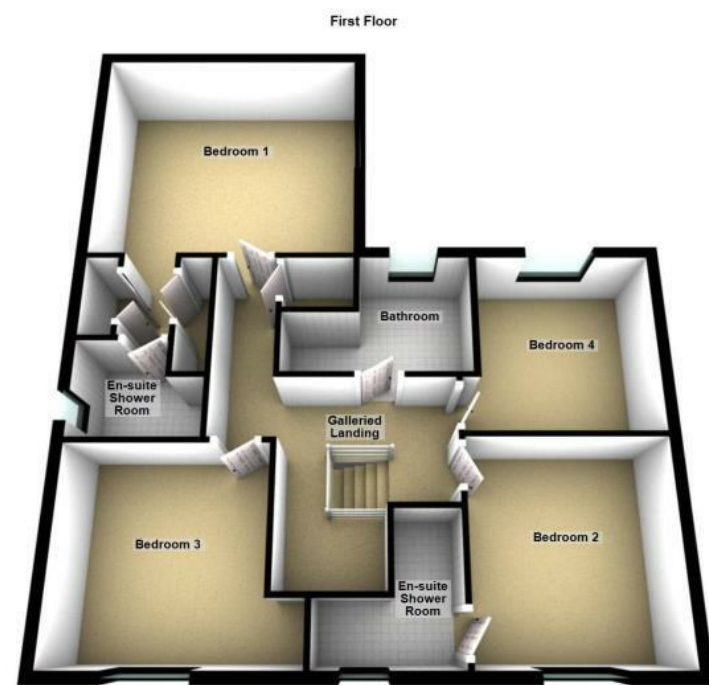
BEDROOM 2
3.45m x 3.23m
(11'4" x 10'7")

EN-SUITE SHOWER ROOM

BEDROOM 3
3.51m x 3.25m minimum
(11'6" x 10'8" minimum)

BEDROOM 4
2.95m x 2.90m
(9'8" x 9'6")

FAMILY BATHROOM



Woodcock Holmes
First Floor Offices, 4 Office Village
Hampton, Peterborough PE7 8GX
01733 303111
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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

1 Oak Lane
King's Cliffe, Peterborough, PE8 6YY
Asking price £370,000

woodcockholmes.co.uk

W h
WOODCOCK HOLMES



1 Oak Lane

King's Cliffe, Peterborough

PE8 6YY

NO CHAIN. Ex-Show house, stone built executive detached house. Entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, utility, 4 beds, 2 en-suites, family bathroom, double garage.

No Chain

Ex-Show House 2 Years Old

4 Bedroom Detached House

2 En-suites

Separate Lounge & Dining Room

Kitchen/Breakfast Room

Utility Room

Double Garage

Viewings: By appointment

Asking price £370,000

- ENTRANCE HALL

Entrance door, stairs to 1st floor, under stairs storage cupboard. Radiator
- CLOAKROOM

UPVC double glazed window to rear, two piece suite comprising WC and wash hand basin. Radiator.
- LOUNGE

21'6" x 11'2"
UPVC double glazed walk-in bay window to front and UPVC double glazed French doors into the rear garden. Two radiators.
- DINING ROOM

11'3" x 10'7"
UPVC double glazed walk-in bay window to front. Radiator.
- KITCHEN/BREAKFAST ROOM

23'3" x 15'1"
UPVC double glazed window to rear and side, UPVC double glazed French doors to side. 1 1/2 bowl single drainer stainless steel sink unit with mixer tap above and cupboard under. Further range of base and eye level units, built-in double electric oven and five ring gas hob with extractor above. Built-in dishwasher, built-in fridge/freezer, tiled flooring. Two radiators.
- UTILITY

6'2" x 5'5"
Double glazed door into the rear garden, single drainer stainless steel sink unit with cupboard under. Plumbing for automatic washing machine, tiled flooring.
- GALLERIED LANDING

Loft access.
- BEDROOM 1

15'2" x 12'6"
UPVC double glazed window to side, built-in wardrobes. Radiator.
- EN-SUITE

UPVC double glazed window to side. Three piece suite comprising WC, wash hand basin and shower cubicle, heated towel rail, tiled flooring.
- BEDROOM 2

11'4" x 10'7"
UPVC double glazed window to front, built-in wardrobe. Radiator.
- EN-SUITE SHOWER ROOM

UPVC double glazed window to front. Three piece suite comprising WC, wash hand basin and shower cubicle, tiled flooring.



- BEDROOM 3

11'6" x 10'8" minimum
UPVC double glazed window to front. Radiator.
- BEDROOM 4

9'8" x 9'6"
UPVC double glazed window to rear. Radiator.
- FAMILY BATHROOM

UPVC double glazed window to rear. Four peice suite comprising WC, wash hand basin with mixer tap above, shower cubicle and bath with mixer tap and shower attachment. Tiled flooring.
- OUTSIDE

Front: Small garden area with a path leading to the entrance door and a driveway to side providing off-road parking leading to double garage.
Rear: The garden is mainly laid to lawn with a paved patio area and a mixture of shrubs.
- SURROUNDING AREA

Kings's Cliffe is a quaint picturesque village midway between Stamford, Oundle, Corby and Peterborough. It is approximately 6 miles (10km) from the historic town of Stamford and approximately 13 miles from the Cathedral City of Peterborough. The properties are predominantly built of local stone and collyweston roofing making King's Cliffe generally regarded as one of the prettiest villages in East Northamptonshire. It is within easy access of the A1/A1M, A47 and A605.
- TENURE

Freehold - For sale by private treaty.
- SERVICES

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.
- FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.
- INVESTMENT INFORMATION

If you are considering this property for BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive 2002/91/EC