



**106 Wood Road  
Kings Cliffe Peterborough PE8 6XR**

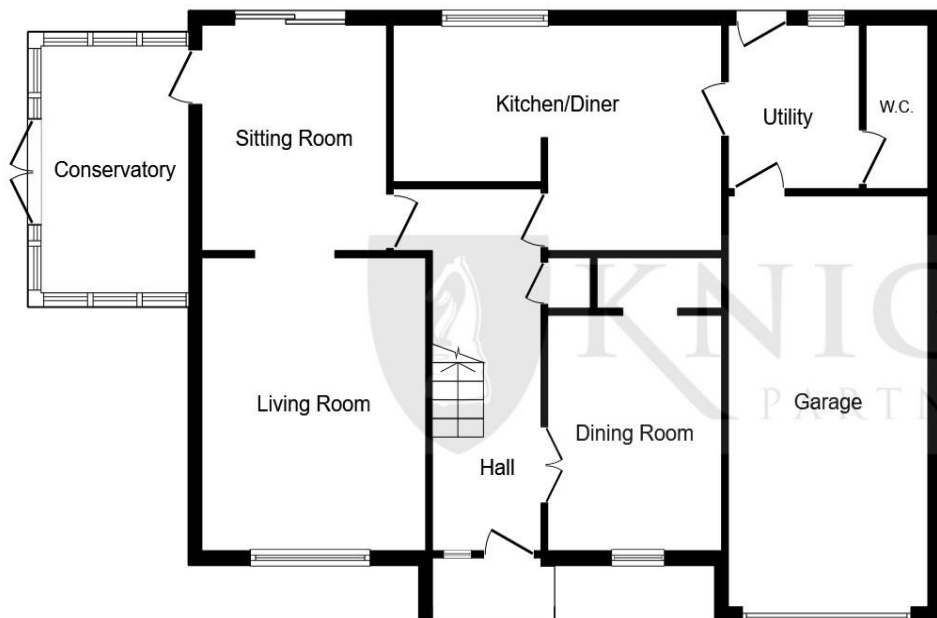




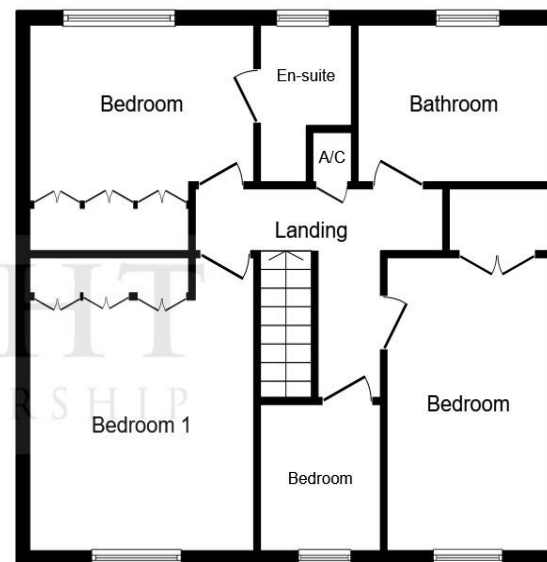
*Welcome to*  
**106 Wood Road**  
Kings Cliffe Peterborough

Spacious detached home set in a private plot with gated entrance, located in a desirable part of Kings Cliffe village. This home offers the new owners scope for improvement and extension STP. Offered for sale with no onward chain.





**Ground Floor**



**First Floor**

### Entrance Hall

### Living Room

14' 3" x 12' 11" ( 4.34m x 3.94m )

### Dining Room

10' 4" x 10' 2" ( 3.15m x 3.10m )

### Conservatory

12' 2" x 7' 4" ( 3.71m x 2.24m )

### Kitchen Breakfast Room

10' 4" x 18' 5" ( 3.15m x 5.61m )

### Utility Room

8' 2" x 5' 6" ( 2.49m x 1.68m )

### Cloak Room

### Further Reception Room

11' 8" x 8' 8" ( 3.56m x 2.64m )

### Stairs & Landing

### Bedroom One

12' 11" x 12' 11" ( 3.94m x 3.94m )

### Bedroom Two

11' 10" x 12' 11" ( 3.61m x 3.94m )

### En Suite

5' 2" x 8' 4" ( 1.57m x 2.54m )

### Bedroom Three

12' 11" x 8' 9" ( 3.94m x 2.67m )

### Bedroom Four

7' 2" x 6' 5" ( 2.18m x 1.96m )

### Bathroom

10' x 8' 4" ( 3.05m x 2.54m )

### Single Garage

19' 9" x 9' 9" ( 6.02m x 2.97m )

*Welcome to*

**106 Wood Road**

**Kings Cliffe Peterborough**

- Spacious Detached House
- Four Bedrooms & Two Bathrooms
- Secure Driveway Parking for Multiple Vehicles
- Scope to Improve and Extend STP
- Popular Village Location
- Within East Reach of Peterborough, Stamford the A1 and A47
- No Chain

Tenure: Freehold

EPC Rating: E

**£450,000**



Please note the marker reflects the postcode not the actual property

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