

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.



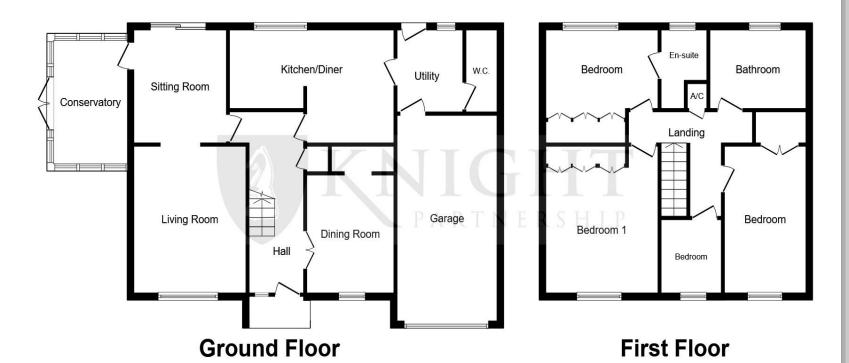












This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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#### **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 Rooom** 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 )

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## **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

This substantial family home situated in the sought after village location of Kings Cliffe with great amenities including school, doctors surgery, bakery and shop. The village also provides convenient access to the A47 and local roads to Peterborough, Rutland and Stamford.

Set back from the road in this walled perimeter, is this excellent home offering accommodation comprising: spacious entrance hallway, living room through to a dining area with conservatory off, the hallway further connects to the kitchen breakfast room, a rear lobby/ utility room with cloakroom off and access into the rear of the integral garage, and finally on the ground floor is a separate formal dining room/ additional reception room suitable as a study or family room. To the first floor is a central landing connecting the largest bedroom at the front, the second bedroom with en suite shower room, a further double bedroom, the single bedroom and large bathroom.

The garden is a lovely wrap around lawn with planted borders, vegetable plot and patio area. The driveway to the front accommodates 3-4 vehicles in front of the garage.











Please note the marker reflects the postcode not the actual property







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