



91 Wood Road
Kings Cliffe PE8 6XR

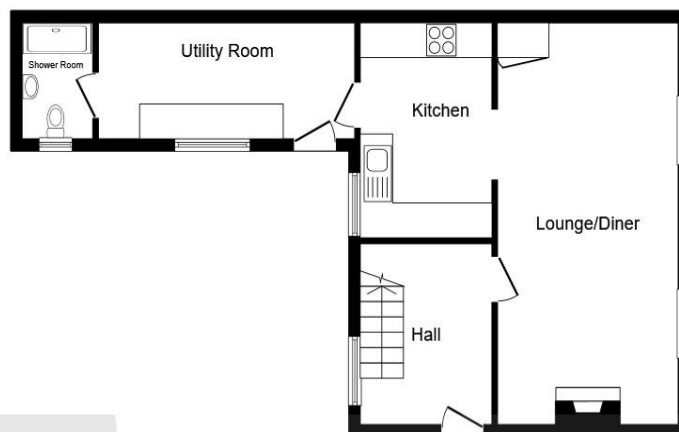


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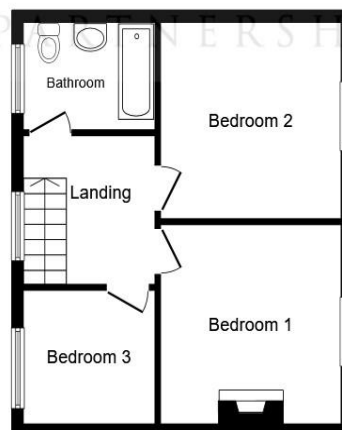
Welcome to **91 Wood Road**

This family home is situated close the heart of this popular village, the local amenities include a well thought of Primary school, village pub and general store. The village is easily accessed and convenient to Peterborough, Oundle and Stamford.





Ground Floor



First Floor

Entrance Hall

Lounge Dining Room
10' 10" x 25' 9" (3.30m x 7.85m)

Kitchen
11' 10" x 6' (3.61m x 1.83m)

Utility
14' 3" x 6' 7" (4.34m x 2.01m)

Shower Room

Stairs & Landing

Master Bedroom
10' 11" x 13' 8" (3.33m x 4.17m)

Bedroom Two
10' 11" x 11' 11" (3.33m x 3.63m)

Bedroom Three
10' 5" x 6' 11" (3.17m x 2.11m)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Wood Road

- Semi-detached Home
- Three Spacious Bedrooms
- Lounge Dining Room with Wood Burner
- Kitchen & Utility
- Gravelled Driveway
- Generous Rear Garden
- Sought After Village Location
- Viewing Recommended

Tenure: Freehold EPC Rating: Awaited

offers over

£290,000

This spacious and bright family home comprises accommodation including; Spacious Entrance Hall with door leading off to the lounge dining room, the chimney is finished to show revealed brick work with wood burner fitted, there is also a fitted cupboard in the dining area and opening through to the kitchen to give it an open plan feel. The kitchen is fitted with double oven and gas hob and there is a door opening up to the utility room beyond with space for washing machine, tumble dryer, dishwasher and fridge freezer. There is a shower room off the utility as well as access on to the garden.

Upstairs the Master Bedroom has a feature fireplace and again revealed brick work to the chimney breast, there are two further generous bedrooms both with built in storage and a family bathroom fully tiled with three piece suite including a shower over the bath.

The front of the property is landscaped to offer a lawned area and gravelled forecourt, a wood store and shed provide ample storage to the side and the rear garden has been landscaped to provide a spacious patio across the back of the house overlooking a terraced lawn with Beech hedge borders with a further shed and hard standing to the end of the property.



Please note the marker reflects the postcode not the actual property

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