



**Stackyard Close, Stilton PETERBOROUGH PE7 3TL**

**welcome to**

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A well presented, deceptively spacious family home that is set on this select development in the heart of this sought after Village. This home offers good sized rooms with the benefit of a study, making it ideal for those working from home and with further benefits to include a downstairs wc and ensuite to the master bedroom and no onward chain , an early viewing is well strongly advised.



### **Entrance Hall**

Stairs to first floor, doors to lounge, kitchen diner, study & wc.

### **Lounge**

9' 4" x 19' 1" ( 2.84m x 5.82m )

Window to the front & French doors to the rear, radiator.

### **Kitchen Diner**

19' 1" x 8' 5" ( 5.82m x 2.57m )

Window to the front & double doors to the rear. Sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Electric oven & hob, plumbing for washing machine / dishwasher,

### **Study**

6' 11" x 7' 2" ( 2.11m x 2.18m )

Window to the rear, radiator.

### **Downstairs Wc**

Close coupled wc, hand wash basin, radiator.

### **First Floor Landing**

Window to the front, radiator.

### **Bedroom 1**

13' 6" x 8' 11" ( 4.11m x 2.72m )

Window to the front, radiator, built in wardrobe.

### **Ensuite**

Frosted window to the front, radiator, close coupled wc, hand wash basin, shower cubicle.

### **Bedroom 2**

8' 7" x 9' 8" ( 2.62m x 2.95m )

Window to the front, radiator, built in wardrobe.

### **Bedroom 3**

9' 5" x 7' 5" ( 2.87m x 2.26m )

Window to the rear, radiator, built in wardrobe.

### **Family Bathroom**

Frosted window to the rear, close coupled wc, hand wash basin, panel bath, radiator / towel rail.

### **Outside The Property**

The driveway lies to the side of the property and the pleasant rear garden offers a paved patio area and is laid to lawn along with a timber storage shed and additional store.

### **Agents Note**

The Vendor has informed us that there is a site fee/event fee associated within the sale of the property of currently £42 PCM.



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## Stackyard Close, Stilton PETERBOROUGH

- entrance hall, lounge
- study, kitchen diner, downstairs wc
- three bedrooms, ensuite to the master
- family bathroom, driveway
- pleasant gardens, sought after location

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YXZ109466 - 0005

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