



Willow Lane, Kings Cliffe

Price: Freehold £210,000 guide price

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Village Location
- Double Glazed
- Large Front & Rear Garden
- Patio to the rear
- Central Heating

EPC Rating: D



A Three bedroom terraced house in a sought after location of Willow Lane, Kings Cliffe, Peterborough.

Room List:

Utility room 7'07 x 6'08 (2.3m x 2.03m) door to storage cupboard and door to stairs

Kitchen dinner 14'06 x 10'03 (4.42m x 3.12m) under stair cupboard.

Lounge 10'04 x 17'04(3.15m x 5.28m)

Patio door to garden

Stairs

Landing with airing cupboard

Bedroom One 12'04 max x 9'06max (3.76m max x 2.9m max)

Bedroom Two 10'11 x 11'08 (3.33m x 3.56m) Built in storage

Bedroom Three 7'07 x 7'05(2.31m x 2.26m)

Wet room Corner sink. Low level wc and shower area.

Well-presented good sized family home that benefits from three good size bedrooms, which consist of two double bedrooms being of a good size with 1 having fitted wardrobes, and also the 3rd can also be used as a bedroom or a very good size office/study.

A family Wet Room which has been modernised for all family members.

The hallway has an entrance door from the front pathway and gardens, which has on street parking outside the front gate. The front garden also has another Double Glazed door leading to the Utility area which consists of a

Cupboard/Boot Room and units which has space for a fridge/freezer and other white goods if required.

The kitchen has fully fitted units and an area for a breakfast table also, which leads into a large spacious lounge with French Doors leading onto the 32m square patio. The Lounge also consists off a gas fire and a double glazed Window facing the front.

The rear garden is a large area which has enclosed boundary fencing, with a grass area and pathways leading to a shed and a raised plot at the bottom, the top of the garden has a large patio area which is fenced off and attracts the sun all day long which almost South facing.

The windows & doors are all double glazed & the property also has a boiler providing a gas central heating system.

The village is almost equidistant between the Georgian market town of Stamford to the north and the market town of Oundle to the south. The village of Kings Cliffe has a Church, Junior School, a Public House (The Cross Keys Inn), Social Club which welcomes all the family and also at the rear of the property, also two village shops, Bakery/Cafe, as well at the Active Centre which has a gym, tennis courts, 3G football pitch and multiple children's parks which only a short 2 minutes' walk up Willow Lane, and much more to offer.

Kings Cliffe is accessible to the Cathedral City of Peterborough, with excellent shopping and leisure facilities, and a mainline station with frequent train services to London Kings Cross taking from 46 minutes.

The A1 lies approximately 4 miles to the east and gives access to the north and south, and the A47 lies to the north giving access to the east and west so it's ideally situated for commuting.

The Village of Kings Cliffe has excellent schooling is available in the area at Stamford, Oundle, Uppingham and Oakham.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: OUN202032 - 0008

Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

The surrounding Leisure facilities include golf at Luffenham Heath, Burghley House and Greetham Valley. Rutland Water is nearby and has sailing, cycling, fishing and much more.

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to

know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**selling your property?
call us to arrange your
FREE MARKET APPRAISAL**

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: OUN202032 - 0008

Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.