



## North Street, Stilton Peterborough

**Price: Freehold £400,000**

- Impressive 22' lounge diner
- Downstairs study for working from home
- Upstairs bathroom & downstairs shower room
- Air conditioning to the lounge
- Underfloor heating to the shower room
- Secluded rear garden
- Popular village location
- Benefitting from a complete chain

EPC Rating: E



Porch entrance

Large entrance hall

Lounge/diner 6.73m x 6.58m (22' x 21'7") maximum

Study 3.44m x 1.81m (11'3" x 5'11")

Kitchen 3.96m x 2.63m (12'11" x 8'7") maximum

Utility room 2.73m x 2.19m (8'11" x 7'2")

Shower room

First floor

Master bedroom 4.44m x 2.95m (14'6" x 9'8") with walk-in wardrobe

Bedroom two 2.98m x 2.91m (9'9" x 9'6")

Bedroom three 3.86m x 1.79m (12'7" x 5'10") maximum

Bathroom

Outside Small front garden with garden storage room, secluded rear garden



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: YAX202982 - 0002

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.



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.

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