



Stackyard Close, Stilton PETERBOROUGH PE7 3TL

welcome to

Stackyard Close, Stilton PETERBOROUGH

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

£330,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YXZ109466 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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