

Pierce Crescent, Warmington

£300,000 **Freehold**

Sharman Quinney

Key Features

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- No onward chain
- Desirable village location
- Detached family home
- Integral garage
- Excellent opportunity to modernise and add value

Occupying a pleasant position within the highly sought after village of Warmington, this three bedroom detached home offers over 1,300 sq. ft. of accommodation, presenting an exciting opportunity for buyers seeking a property they can modernise and adapt to their own requirements.

The ground floor is well laid out for family living, with an entrance porch leading into a central hallway, a generous living room enjoying plenty of natural light, and a separate dining room which flows through to a conservatory overlooking the rear garden. The kitchen is positioned adjacent to the dining room, offering obvious potential for reconfiguration or opening up to create a contemporary kitchen dining family space, subject to any necessary consents.







Practicality is enhanced by plentiful storage, including understairs cupboard and bootroom. To the first floor, the property benefits from three bedrooms and a family bathroom. Two double bedrooms offer comfortable accommodation, whilst the third bedroom is ideal as a nursery, home office or guest room.

Outside, the property enjoys mature front and rear gardens, driveway parking and an integral garage.The rear garden features a raised patio, lawn, mature borders, wildlife friendly pond and large timber shed. The established plot provides excellent potential for landscaping and extending, subject to the relevant permissions.

Warmington remains one of the area's most desirable villages, renowned for its attractive stone buildings, excellent primary school, village amenities and convenient access to Oundle, Stamford, Peterborough and the A1.







Ground Floor

First Floor

Total floor area 124.2 m² (1,337 sq.ft.) approx

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.propertybox.io

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Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on: **01832 274567**

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The Property Ombudsman