



**West Street, Kings Cliffe**  
Northamptonshire, PE8 6XA

**NEWTON**FALLOWELL 



**West Street, Kings Cliffe  
, Northamptonshire, PE8 6XA  
£350,000 Freehold**

Charming & FULLY RENOVATED three bedroom semidetached cottage, situated in the highly sought after village of Kings Cliffe, close to local amenities and easy access routes. The property benefits from a complete renovation, new kitchen, bathroom, utility room, heating, oak doors, electrics, flooring and sound proofing. The property also benefits from an enclosed rear garden and ample off road parking to the rear and a large outbuilding offering great potential.

The property is arranged over two floors, entering via an extended entrance porch which internally leads into the spacious light and airy living room with stairs leading to the first floor. Continuing through the property you enter the separate family room featuring a lovely inglenook with wood burner. Completing downstairs is the modern kitchen featuring an array of units, integrated appliances, separate utility and three piece shower room. To the first floor, the landing connects three spacious bedrooms and a three piece modern bathroom.

Outside to the rear there is a large outbuilding with a new render offering a versatile space for an office/workshop. The garden features a patio seating area and lawn all enclosed. A further garden is located at the back with a large shed and gravel seating area. To the back of the property is a gravel driveway and gate access offering off road parking for three vehicles. Access is off wood road.





**Entrance Porch**

6'9 x 3'2 (2.06m x 0.97m)

**Living room**

19'1 x 13'2 (5.82m x 4.01m)

**Family room**

11'10 x 11'2 (3.61m x 3.40m)

**Kitchen**

13'7 x 10'8 (4.14m x 3.25m)

**Utility room**

6'6 x 5'8 (1.98m x 1.73m)

**Shower room**

6'10 x 5'10 (2.08m x 1.78m)

**Landing**

11 x 3'8 (3.35m x 1.12m)

**Master bedroom**

11'11 x 11'6 (3.63m x 3.51m)

**Bedroom two**

10'4 x 9'6 (3.15m x 2.90m)

**Bedroom three**

9'3 x 8'2 (2.82m x 2.49m)

**Bathroom**

5'7 x 5'3 (1.70m x 1.60m)

**Outhouse**

22'6 x 14'10 (6.86m x 4.52m)

**Outside**

A driveway creating ample off road parking, two single garages, a double garage, several outbuildings and a garden with mature shrubs.

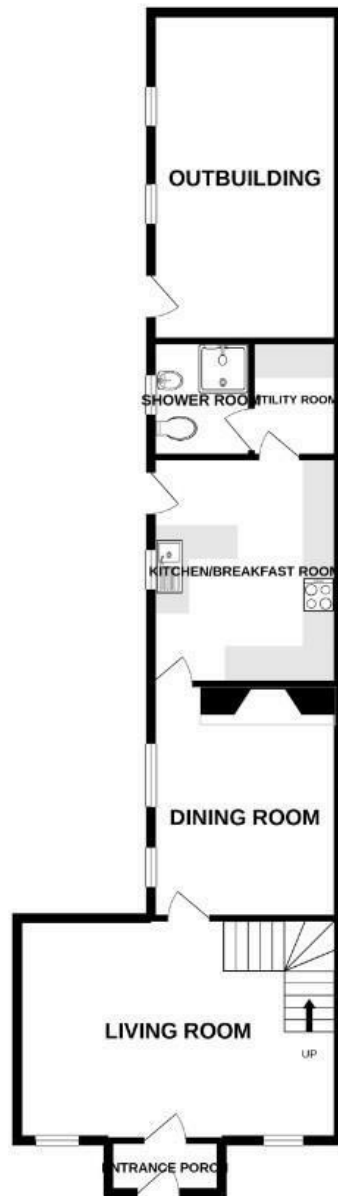




- Three bedroom semidetached cottage
- Fully renovated throughout
- Two spacious reception rooms
- Three well balanced bedrooms
- Large outbuilding
- Modern kitchen and bathroom
- Off road parking to the rear
- EPC Rating - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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TOTAL FLOOR AREA : 1264 sq.ft. (117.5 sq.m.) approx.

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