



66A North Street, Stilton

£535,000

 **Oliver James**  
Property Sales & Lettings



## 66a North Street

Stilton, Peterborough

A unique detached 5 bed / 3 bath home of 1965 sq/ft / 182 sq/metres with garaging and a 130 ft long rear garden. Offered with no chain.

Council Tax band: F

Tenure: Freehold

- Detached family home.
- Five Double Bedrooms with built in wardrobes.
- The Gross Internal Floor Area is approximately 1965 sq/ft / 182 sq/metres.
- Lovely sized easterly rear garden measuring approximately 130 ft in length.
- Two en-suite shower rooms & further family bathroom,
- Walking distance to local amenities.
- Two reception rooms & separate utility room.
- Sought after village location just 15 minutes drive to Peterborough Train Station.
- Integral Garage and Driveway Parking.
- EPC:C





## INTRODUCTION

A five bedroom detached family home with generous rear garden measuring approximately 130 ft in length. Upon entry into the spacious hallway you have access to the open plan kitchen/diner with French door to the easterly facing rear garden. Double doors lead into the living room with a log burner and views over the rear garden. There is also a study, utility room and access in to the integral garage. Upstairs offers 5 bedrooms, two with ensembles and all bedrooms benefit from built in wardrobes.

## LOCATION

Stilton is an historic village nestled approximately ten miles South West of Peterborough. The village itself is served well with local facilities and amenities including a number of renowned public houses, a restaurant, independant stores, a church, village hall and a primary school. The AIM gives easy access to both Peterborough and Huntingdon, with both having good rail connections to London Kings Cross with an advertised journey time of approximately 50 minutes, as well as the guided bus to Cambridge. The larger villages of Yaxley and Sawtry are located within a five mile radius offering larger supermarkets, shops, gyms and both secondary and primary schooling.

## GROSS INTERNAL FLOOR AREA

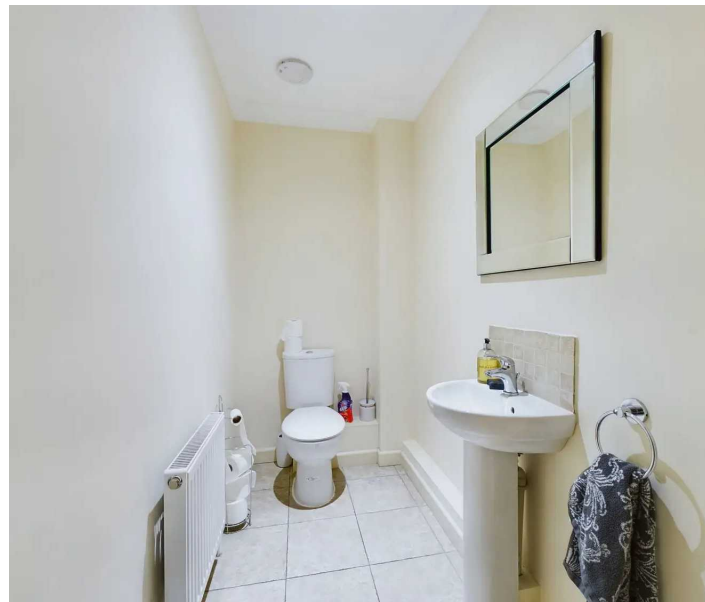
The Gross Internal Floor Area is approximately 1965 sq/ft / 182 sq/metres.

## PLOT SIZE

The total plot size is approximately 0.18 acres.

## HALLWAY

Composite door to front elevation. Stairs to first floor. Radiator. Door to integral garage.





#### **CLOAKROOM**

Fitted with a two piece suite comprising of a low level WC. Pedestal wash hand basin. Tiled surrounds. Ceramic tiled flooring. Radiator. Extractor fan.

#### **STUDY**

12' 4" x 9' 1" (3.76m x 2.77m)

UPVC window to front elevation. Radiator.

#### **KITCHEN / DINING ROOM**

24' 1" x 10' 9" (7.34m x 3.28m)

Fitted with a range of base and wall mounted cupboard units with wood effect work surface. Stainless steel sink and drainer with mixer tap over. Tiled surrounds. Free standing range style oven. Integrated fridge-freezer and dishwasher. UPVC window to front elevation. UPVC French door to rear elevation. Ceramic tiled flooring. Radiator.

#### **LIVING ROOM**

16' 6" x 14' 4" (5.03m x 4.37m)

UPVC windows to side and rear elevations. UPVC French doors to rear elevation. Feature fireplace with log burner. Radiator.

#### **UTILITY ROOM**

7' 4" x 9' 4" (2.24m x 2.84m)

Fitted with a range of base and wall mounted cupboard units with work surface over. Stainless steel sink and drainer with mixer tap over. Plumbing for washing machine. Space for tumble drier. UPVC window and door to rear elevation. Radiator.

#### **LANDING**

Airing cupboard. Loft access.

#### **PRINCIPAL BEDROOM**

11' 2" x 12' 10" (3.4m x 3.91m)

UPVC window to rear elevation. Two built in double wardrobes. Radiator.





#### **EN SUITE SHOWER ROOM**

4' 10" x 8' 3" (1.47m x 2.51m)

Fitted with a three piece suite comprising shower cubicle. Tiled surrounds, Low level WC. Wash hand basin with vanity unit. Chrome heated towel rail. Ceramic tiled flooring. Extractor fan.

#### **BEDROOM TWO**

UPVC window to front elevation. Built in double wardrobe. Access to jack and jill bathroom.

#### **JACK AND JILL BATHROOM**

Fitted with a three price suite comprising of P shaped bath with shower over. Tiled surrounds. Low level WC. Wash hand basin with vanity unit. Chrome heated towel rail. Ceramic tiled flooring. UPVC window to front elevation. Jack and Jill door to bedroom two.

#### **BEDROOM THREE**

13' 4" x 8' 9" (4.06m x 2.67m)

UPVC window to front elevation. Built in double wardrobe. Radiator.

#### **GUEST EN SUITE SHOWER ROOM**

Fitted with a three price suite comprising shower cubicle. Tiled surrounds. Wash hand basin with vanity unit. Low level WC. Chrome heated towel rail. Ceramic tiled flooring. UPVC window to rear elevation.

#### **BEDROOM FOUR**

9' 1" x 9' 1" (2.77m x 2.77m)

UPVC window to front elevation. Built in double wardrobe. Radiator.

**BEDROOM FIVE**

9' 1" x 9' 4" (2.77m x 2.84m)

UPVC window to rear elevation. Built in wardrobe.  
Radiator.

**EXTERNAL**

Blocked paved driveway to the front with parking for numerous vehicles, hedgerow and lawn area. Gated side access takes you through to the very generous rear garden which measures approximately 130 ft long with a patio seating area and large lawned area, enclosed by fencing.

**GARAGE**

20' 9" x 9' 8" (6.32m x 2.95m)

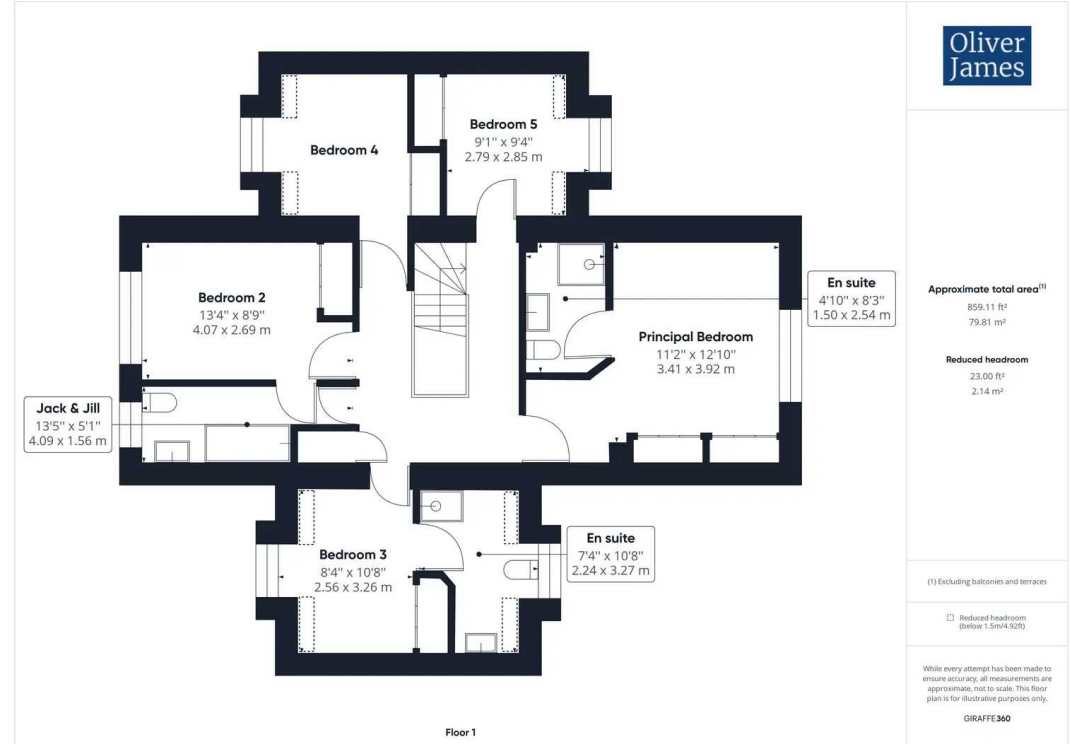
Up and over door to front elevation. Integral door.  
Power and lighting. Wall mounted gas fired boiler.

**AGENTS NOTES**

These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver James Property Sales and Lettings has not tested the services or any of the appliances at the property and as such we recommend that any interested parties arrange their own survey prior to completing a purchase.

**MONEY LAUNDERING REGULATIONS**

In order to progress a sale, Oliver James will require proof of identity, address and finance. This can be provided by means of passport or photo driving licence along with a current utility bill or Inland Revenue correspondence. This is necessary for each party in joint purchases and is required by Oliver James to satisfy laws on Money Laundering.





## Oliver James Property Sales & Lettings

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