



Ash Close, Kings Cliffe

Peterborough, Northamptonshire, PE8 6YX

NEWTON FALLOWELL



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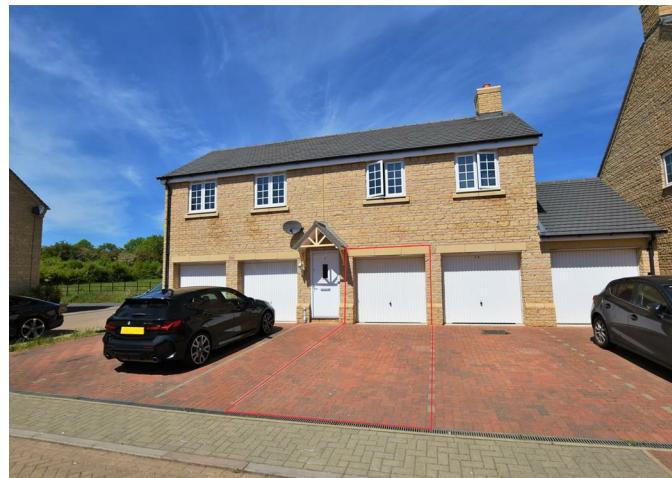
6YX

£125,000 Freehold

Set within the delightful village of Kings Cliffe with open aspects to the front is this superb stone constructed modern semi-detached home, boasting three bedrooms including the master with an ensuite shower room, a further family bathroom, an open-plan kitchen-diner, an enclosed rear garden, a private parking space and a single garage - NO ONWARD CHAIN.

The property is nicely positioned toward the top of the development enjoying some lovely views over an open green space set behind estate fencing and approached by a shared pathway with the neighboring properties. On entering the home, you'll be first greeted by the hallway with a door to the living room and ground floor WC, the living room has a generous window to the front enjoying those open aspects and a door to the inner hallway. Here there are the stairs to the first floor and door to the kitchen-diner. The kitchen is fitted with a range of units to wall and base level, an integrated cooker and space for further white goods. There are french doors leading out to the rear garden which enjoys a southern aspect. To the first floor, the three bedrooms offer two doubles and one single with the master boasting an ensuite shower room and fitted wardrobes, and there is a further family bathroom.

Outside you'll find a private parking space for one car set in front of a single garage located beneath a coach house. A shared pathway leads to the front of the property where access to one side meets a pedestrian gate to the rear garden. Here there is an area of patio terrace, lawn, raised borders and further timber decked seating area.



Entrance Hall

5'4 x 3'8 (1.63m x 1.12m)

Ground Floor WC

6'3 x 3'2 (1.91m x 0.97m)

Living Room

15 x 11'3 (max) (4.57m x 3.43m (max))

Inner Hallway

8'3 x 3 (inc stairs) (2.51m x 0.91m (inc stairs))

Kitchen / Diner

14'9 x 10'8 (8'7 min) (4.50m x 3.25m (2.62m min))

First Floor Landing

10'3 x 6'7 (3.12m x 2.01m)

Master Bedroom

9'8 x 8'7 (plus entrance area & wardrobes)

(2.95m x 2.62m (plus entrance area & wardrobes))

En-suite Shower Room

9'5 x 4'5 (in to shower) (2.87m x 1.35m (in to shower))

Bedroom Two

9'3 x 7'7 (2.82m x 2.31m)

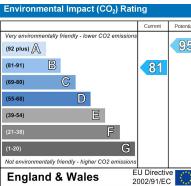
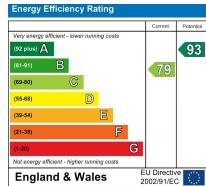
Bedroom Three

6'6 x 8'5 (narrowing to 6') (1.98m x 2.57m (narrowing to 1.83m))

Family Bathroom

7'7 x 6'2 (max) (2.31m x 1.88m (max))





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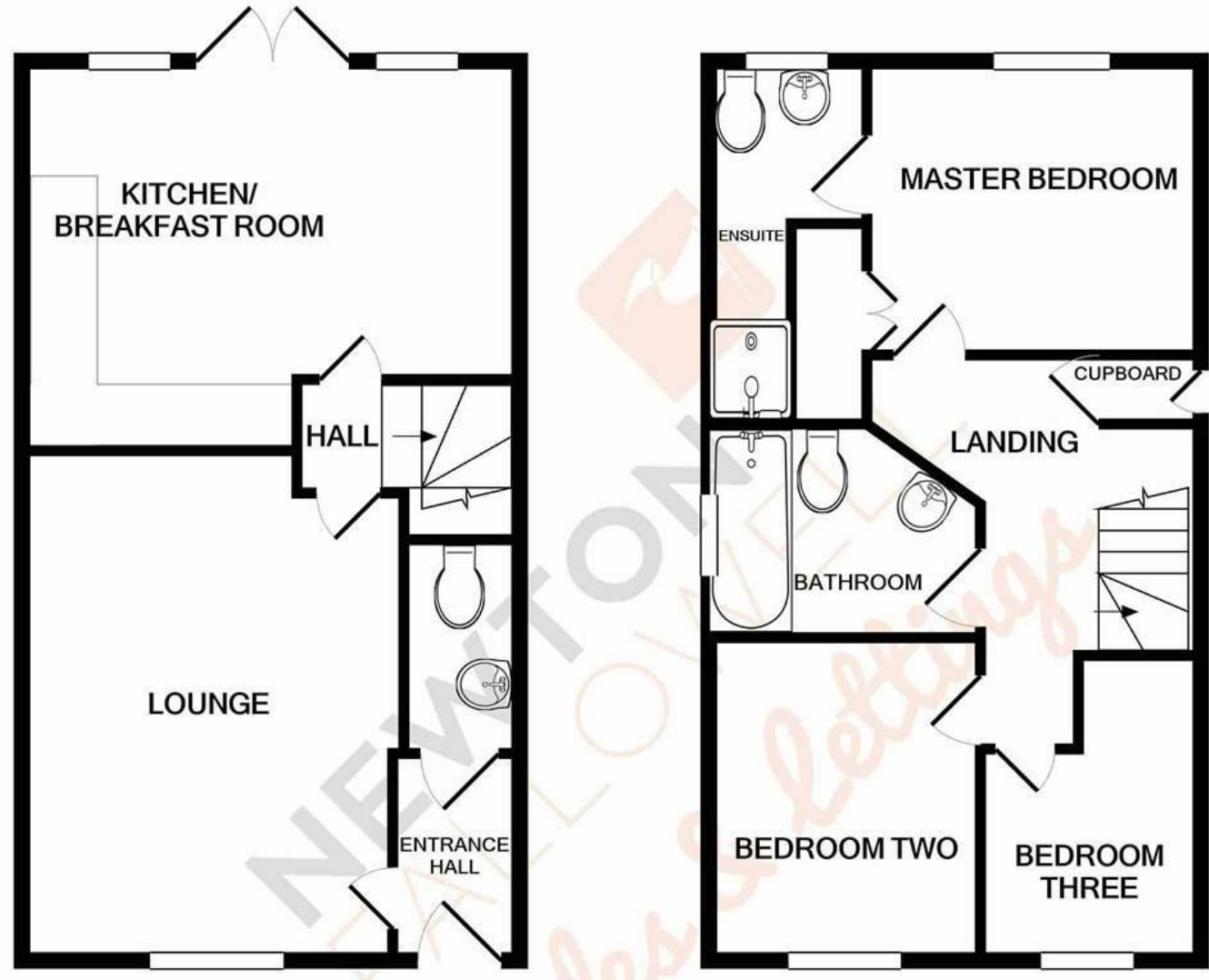


**NEWTON
FALLOWELL**

t: 01780 754530

e: stamford@newtonfallowell.co.uk

www.newtonfallowell.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 384 SQ.FT.
(35.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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