



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



58 Oak Lane, Kings Cliffe, Peterborough, PE8 6YZ

Guide Price £392,000

4 2 2





## "Form, Function and Location!"

This modern detached house is well located within this well regarded village which offers convenient access to Stamford, Corby and Oakham. The property is being offered for sale with NO CHAIN. The well planned accommodation includes a reception hall, guest WC, living room, study, spacious kitchen/dining room and a utility. Upstairs there is a family bathroom and four bedrooms with the main bedroom benefitting from an en suite. Outside there is a front and enclosed rear garden and a gated driveway leading to the single garage.

### Property Highlights:

Located within the well serviced village of Kings Cliffe, this modern detached house is being offered for sale with NO CHAIN.

The accommodation comprises entrance hall with stairs rising to the first-floor landing.

There is a guest WC situated off the reception hall.

The living room is dual aspect featuring a bay window to the front and French doors opening onto the rear garden.

The kitchen/dining room is a nice size and is also dual aspect. There is a fitted range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap and upstand. There is a built-in electric oven, gas hob and an extractor hood.

A ceramic tiled floor extends through to the utility room which also offers a range of base units with work surfaces incorporating a sink with drainer and taps.

A door leads to the rear garden.

The study is a good size and features a bay window.

From the first-floor landing there is a family bathroom which includes a side panel bath with screen and shower over, WC and a pedestal wash hand basin with ceramic tiled wall surrounds and floor.

There are four bedrooms with the main bedroom offering a shower room en suite including a shower enclosure, WC and a pedestal wash hand basin with ceramic tiled wall surrounds and floor.

The property benefits from uPVC double glazed windows and a gas fired central heating system.

Council Tax Band: F.

### Outside:

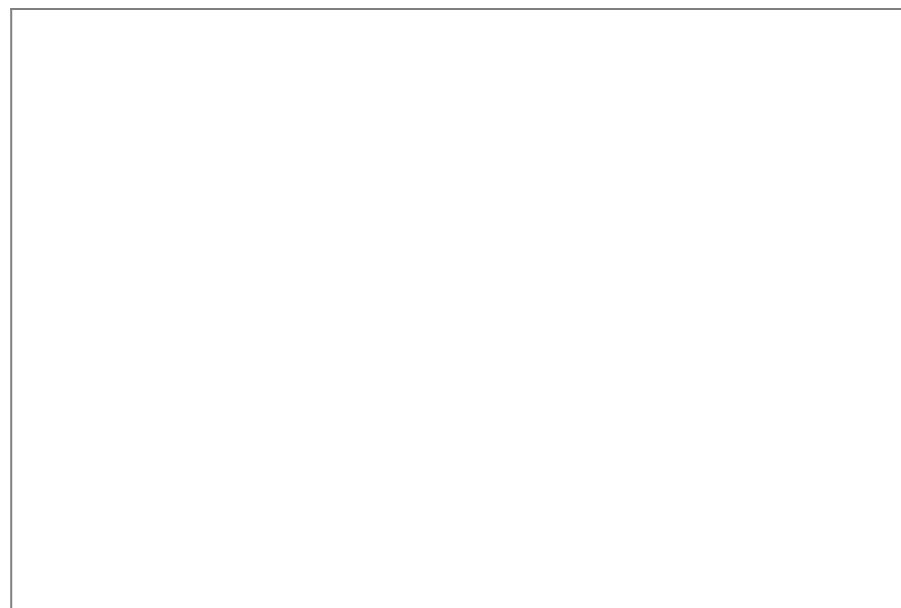
The plot is well maintained and offers a front lawn, There is a block paved driveway providing parking with access via a five-bar gate to a tarmac driveway offering extra parking and access to the single garage. The rear garden is mainly laid to lawn with a paved patio area and is fully enclosed.







- Living Room - 17' 8" x 11' 0" (5.38m x 3.35m)
- Kitchen/Diner - 21' 10" x 10' 0" (6.65m x 3.05m)
- Utility room - 6' 11" x 6' 6" (2.11m x 1.98m)
- Bedroom 1 - 11' 3" x 17' 8" (3.43m x 5.38m)
- Bedroom 2 - 13' 3" x 10' 0" (4.04m x 3.05m)
- Bedroom 4 - 10' 0" x 8' 0" (3.05m x 2.44m)
- Study - 10' 0" x 9' 0" (3.05m x 2.74m)
- En-suite - 8' 9" x 5' 4" (2.66m x 1.62m)
- Bedroom 3 - 10' 0" x 9' 5" (3.05m x 2.87m)
- Bathroom - 7' 10" x 6' 6" (2.39m x 1.98m)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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