

Peterborough  
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



**Sycamore Close, Kings Cliffe, Peterborough, PE8 6WZ**  
**Price £325,000**  
**Freehold**

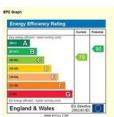
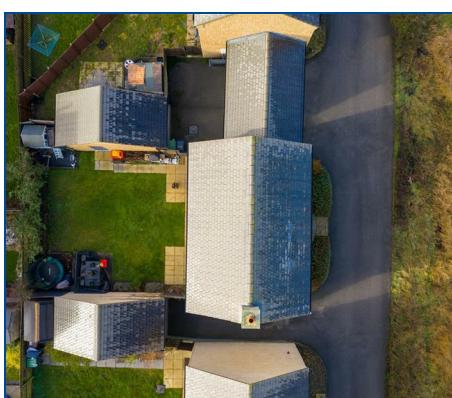
**\*POPULAR VILLAGE LOCATION\* \*EASY ACCESS TO A47\* \*FIELD VIEWS TO FRONT THAT CANNOT BE DEVELOPED ON\***

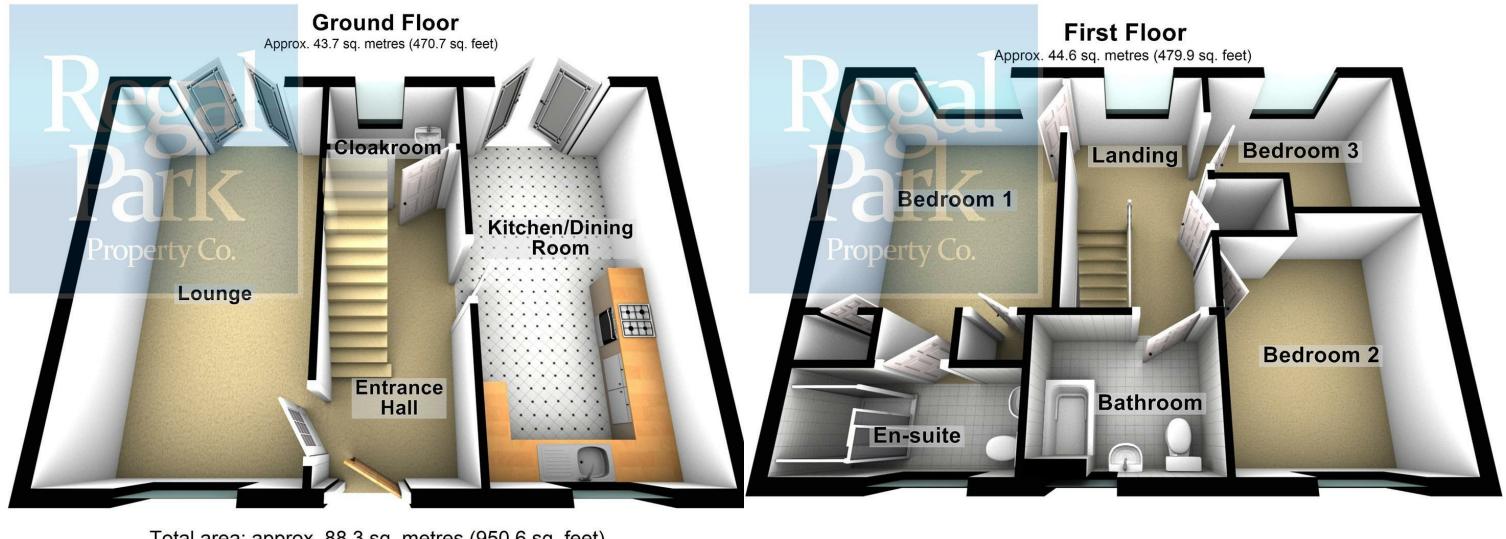
Regal Park are pleased to offer this well presented 3 Bedroom Detached House in the popular village location of Kings Cliffe. The property is situated close to local amenities and is within easy access to A47. The property comprises; Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room.

The first floor has the Master Bedroom with built in wardrobes, 2 further Bedrooms and a Bathroom.

There is a Driveway to the side providing off road parking, leading to a Single Garage and enclosed rear garden.  
Viewings Highly Recommended.

EPC: C





### Entrance Hall

Double radiator, LVT flooring, under-stairs storage cupboard with plumbing for washing machine, stairs, door to:

### Cloakroom

UPVC obscure double glazed window to rear, fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC, radiator, vinyl flooring.

### Lounge

18'3" x 9'11" (5.56m x 3.02m)

UPVC double glazed window to front, radiator, fitted carpet, telephone point, TV point, uPVC double glazed french double doors to garden.

### Kitchen/Dining Room

18'3" x 9'0" (5.56m x 2.75m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, plumbing for dishwasher, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to front, double radiator, LVT flooring, uPVC double glazed french double doors to garden.

### Stairs and Landing

UPVC obscure double glazed window to rear, fitted carpet, storage cupboard with hot water cylinder, door to:

### Bedroom 1

11'9" x 10'1" max (3.58m x 3.07m max)

UPVC double glazed window to rear, radiator, fitted carpet, built-in wardrobe(s), door to:

### En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled double shower cubicle with fitted shower over and close coupled WC, shaver point, uPVC obscure double glazed window to front, radiator, vinyl flooring.

### Bedroom 2

10'10" x 9'0" max (3.30m x 2.74m max)

UPVC double glazed window to front, radiator, fitted carpet.

### Bedroom 3

7'0" x 9'0" max (2.13m x 2.74m max)

UPVC double glazed window to rear, radiator, fitted carpet.

### Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled surround, uPVC obscure double glazed window to front, radiator, vinyl flooring.

### Outside

There is a Driveway to the side providing off road parking, leading to a Single Garage with side personnel door. There is an EV charger with 7.4KW.

The rear garden has two patios, lawn area, gated side access.

### Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.