



North Street, Stilton

Peterborough, Huntingdonshire, PE7 3RR

NEWTONFALLOWELL



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£595,000 Freehold

A fantastic and rare opportunity to purchase an exceptional brand new home under construction by a local family builder. Situated in the ever popular village of Stilton close to Stilton C of E Primary school and local amenities is the spacious four bedroom detached family home. The property is being built to a very high standard and benefits from an open plan kitchen diner with utility room, two further spacious reception rooms, downstairs cloakroom, four double bedrooms, three bathrooms, ample off road parking and generous private rear garden. The anticipated completion date is September 2022.

The property is arranged over two floors, entering via the entrance hall with downstairs cloakroom and stairs leading to the first floor. The entrance hall offers great flow downstairs connecting the living room, kitchen diner and study/family room. The study/family room offers versatility depending on your lifestyle. The large living room is flooded with natural light thanks to the dual windows and has a feature fireplace. Completing downstairs is the spacious open plan kitchen diner which will have an array of modern units, island, dual patio doors and a separate utility room. To the first floor, the landing connects four well-proportioned double bedrooms all with built in wardrobes and the family three piece bathroom. Two of the bedrooms also benefit from their own three piece en-suites with walk in showers.

Outside to the front will be a driveway offering ample space for vehicles accompanied by a well maintained garden. The rear garden will be landscaped with a patio seating area and lawn with enclosed borders. Viewings highly recommended!



Entrance hall

19'4" x 9'6" (5.9 x 2.9)

Living room

19'4" x 11'1" (5.9 x 3.4)

WC

6'6" x 3'0" (2 x 0.92)

Study/Family room

11'4" narrowing 8'3" x 9'6" (3.47 narrowing 2.54 x 2.91)

Utility room

9'10" x 7'1" (3 x 2.16)

Kitchen Diner

20'11" x 16'11" (6.4 x 5.18)

Landing

22'1" x 9'6" (6.74 x 2.9)

Bedroom one

18'2" narrowing 13'1" x 16'11" (5.56 narrowing 4 x 5.18)

Ensuite

9'9" x 4'11" (2.98 x 1.52)

Bedroom two

11'10" x 9'6" (3.63 x 2.91)

Ensuite

7'10" x 4'11" (2.41 x 1.52)

Bedroom three

11'1" x 9'10" (3.4 x 3.0)

Bedroom four

11'1" x 9'6" (3.4 x 2.91)

Bathroom

7'10" x 7'10" (2.41 x 2.39)

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band:

AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

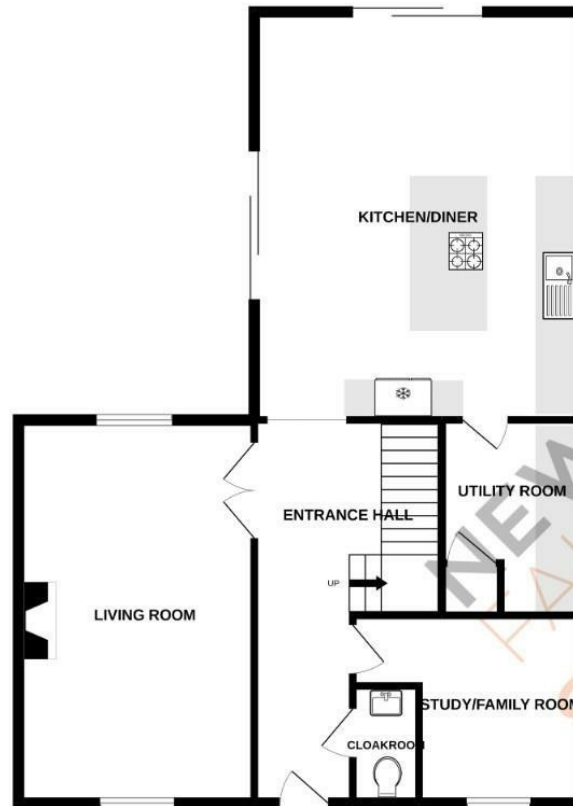
ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



GROUND FLOOR
922 sq.ft. (85.7 sq.m.) approx.



1ST FLOOR
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA : 1851 sq.ft. (172.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

t: 01780 754530
e: stamford@newtonfallowell.co.uk
www.newtonfallowell.co.uk