



  
**NEWTON**  
FALLOWELL

**Oak Lane, Kings Cliffe**

Peterborough, Northamptonshire, PE8 6YZ

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## Oak Lane, Kings Cliffe

Peterborough, Northamptonshire, PE8 6YZ

£72,000 Leasehold

**\*30% Shared ownership\*** Three bedroom three storey semi-detached townhouse situated in the heart of Kings Cliffe close to lovely walks and a popular primary school. The property benefits from three double bedrooms, family bathroom, large living room, modern kitchen/diner, downstairs cloakroom, ample off road parking, landscaped rear garden and gorgeous views.

The property is arranged over three floors, entering via the entrance hall with stairs leading to the first floor. A doorway from the entrance hall enters into the light and airy living room with laminate flooring. Completing downstairs is the kitchen/diner featuring an array of units, water softener and a separate cloakroom. To the first floor the landing connects two well balanced double bedrooms and the three piece bathroom. To the second and final floor the landing connects a handy storage cupboard and bedroom one. The main bedroom is lovely and light with three skylights and stunning views over Kings Cliffe.

Outside to the front is an inset footpath leading to the front door accompanied by a border. The driveway is located to the side of the property offering off road parking for two and a further space the current owner has put a shed on, which could be three parking spaces. The rear garden features a patio seating area with lean to and lawn with mature borders.



**Entrance hall**

6'11 x 4'8 (2.11m x 1.42m)

**Living room**

16 x 13'2 (4.88m x 4.01m)

**Kitchen/Diner**

16'9 x 9'4 (5.11m x 2.84m)

**Cloakroom**

5'10 x 3'5 (1.78m x 1.04m)

**Landing**

16'1 x 9'2 narrowing 6'11 (4.90m x 2.79m  
narrowing 2.11m)

**Bedroom two**

16'1 narrowing 12'4 x 9'9 (4.90m narrowing  
3.76m x 2.97m)

**Bedroom three**

11'10 x 9'5 (3.61m x 2.87m)

**Bathroom**

9'5 x 4'9 (2.87m x 1.45m)

**2nd Landing**

4'11 x 3'4 (1.50m x 1.02m)

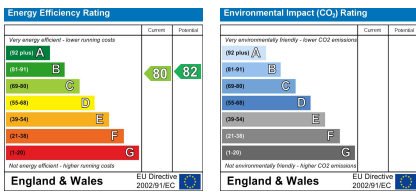
**Bedroom one**

18'6 x 13'3 (5.64m x 4.04m)

**Agent Note**

Leasehold 91 years remaining  
Rent is £376.50 per month  
includes property insurance and management fee for  
the area





**AGENTS NOTE – DRAFT PARTICULARS:**

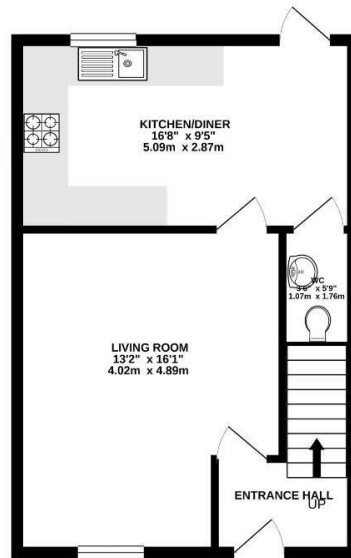
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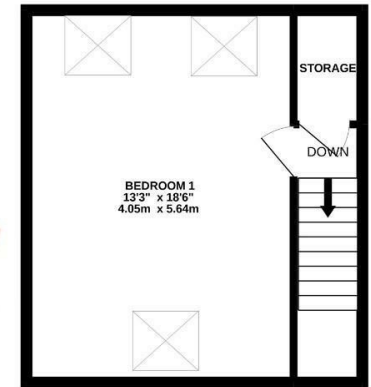
**GROUND FLOOR**  
425 sq.ft. (39.5 sq.m.) approx.



**1ST FLOOR**  
425 sq.ft. (39.5 sq.m.) approx.



**2ND FLOOR**  
309 sq.ft. (28.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1160 sq.ft. (107.7 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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