



ENTRANCE HALL
 KITCHEN/BREKFAST ROOM
 SITTING ROOM
 UTILITY ROOM
 SHOWER ROOM
 SUN ROOM
 DINING ROOM
 LIVING ROOM

FIRST FLOOR LANDING
 BEDROOM 1
 BEDROOM 2
 BEDROOM 3
 BATHROOM

GARAGE
 TIMBER OUTBUILDING



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Elton Road
 Stibbington, Peterborough, PE8 6JX
 Offers In Excess Of £550,000



Elton Road Stibbington, Peterborough PE8 6JX

Charming detached cottage on Elton Road, featuring spacious, light-filled living areas, a stunning garden with spectacular countryside views, and practical off-road parking with garage.

- DETACHED COTTAGE IN SOUGHT-AFTER LOCATION NEAR WANSFORD
- LARGE PRIVATE GARDEN WITH RAISED AREA OFFERING STUNNING VIEWS
- STYLISH KITCHEN/BREKFAST ROOM WITH GRANITE WORKTOPS AND AMPLE STORAGE
- SPACIOUS SITTING ROOM WITH PITCHED CEILING AND FRENCH DOORS
- THREE WELL-PROPORTIONED BEDROOMS: TWO DOUBLES AND A SINGLE, ALL NEWLY CARPETED
- LUXURIOUS FAMILY BATHROOM WITH FREESTANDING BURLINGTON ROLL-TOP BATH
- DOWNSTAIRS SHOWER ROOM WITH HIGH-QUALITY BURLINGTON FITTINGS
- OFF-ROAD PARKING AND GARAGE PROVIDING EXCELLENT PRACTICALITY
- IDEAL FOR RURAL VILLAGE LIVING WITH A1 NORTH & SOUTH JUST TWO MINUTES AWAY
- PEACEFUL SUN ROOM OVERLOOKING THE GARDEN - PERFECT FOR RELAXATION

Viewings: By appointment
Offers In Excess Of £550,000

ENTRANCE HALL

9'7" x 5'4"

Door to front, store cupboard, radiator, access to:

KITCHEN/BREAKFAST ROOM

13'1" x 12"

Double glazed window to front and rear, fitted kitchen with a matching range of base and eye level units, fitted granite worktops, fitted 1 1/2 bowl sink drainer, fitted oven, fitted extractor hood, access to side lobby with wall mounted boiler.

SITTING ROOM

16'5" max x 13'9" max

Double glazed window to rear, x2 double glazed window and French doors to front, pitched ceiling, fitted carpet, radiator.

SUN ROOM

8'9" x 10'2"

Sliding doors to side and rear, double glazed window to side, views across the garden area.

UTILITY ROOM

8'1" x 6"

Door to rear, double glazed window to rear, tiled flooring.

SHOWER ROOM

4'8" x 6"

Double glazed window to rear, Burlington fittings including a WC, wash hand basin and shower cubicle with tiled surround.

DINING ROOM

12'11" x 9'3"

Double glazed bay window to side aspect, fitted carpet, radiator, feature fireplace, open to living room.

LIVING ROOM

12#11" x 11"

Double glazed window to side aspect, fitted carpet, radiator, feature fireplace, door to front leading into the entrance courtyard, internal doors leading to stairs.

FIRST FLOOR LANDING

9'4" x 5'2" (main area)

Double glazed window to side aspect, fitted carpet, airing cupboard, access to all first floor rooms:

BEDROOM 1

18" x 13'9"

Double glazed window to front and rear aspect, Velux style window to front aspect, fitted carpet, radiator, two sets of fitted wardrobes.

BATHROOM

9'10" x 6'8"

Luxury bathroom with double glazed window to rear and Velux window to side, Burlington fittings including a WC and wash hand basin in vanity units and a freestanding roll top bath.

BEDROOM 2

13'5" x 11"

Double glazed window to front and side aspect, fitted wardrobe space, radiator, feature fireplace.

BEDROOM 3

8'2" x 6'8"

Double glazed window to front aspect, fitted carpet, fitted wardrobe, radiator.

OUTSIDE

Gravelled parking and driveway to the front leading to the garage. Enclosed courtyard area with access into the hallway and living room. The rear and side garden spaces offer privacy and a beautiful setting, there is a patio area, large lawn space and a variety of shrubs and trees bordering the plot, at the side of the garden is a raised area surrounded by shrubs and laid with lawn that offers a beautiful view of the plot and surrounding space. There is a timber outbuilding for practical storage.

GARAGE

Up and over door to front.

TENURE

Freehold.

SERVICES

Mains water, electricity, and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

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		53
(21-38) F		
(1-20) G	10	
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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