



16 The Drove, COLLYWESTON PE9 3PX

£250,000



*** NO CHAIN *** This charming and deceptively large extended three/four bedroom end terrace property is situated in the highly sought-after village of Collyweston, offering convenient access to Stamford, the A1, and Peterborough. Perfect for families or professionals, the home boasts a spacious lounge/diner, kitchen, utility room and downstairs shower room. Upstairs, three bedrooms and a modern family bathroom. The versatile ground-floor study can also serve as a fourth bedroom. Externally, the property features a well-maintained front walled garden and a generous rear garden, complete with low maintenance artificial lawn, patio area, and a fruitful patch perfect for outdoor relaxation and entertainment. Call 01780 757788 to arrange your personal viewing! EPC Energy Rating D - Council Tax Band B.

COLLYWESTON

Collyweston is a pretty historic conservation village, with pub restaurant, community run shop, church and village hall.

It is conveniently positioned for travel between A43 and A47 main trunk roads and a few minutes drive to A1.

It is an easy commute to Peterborough for main line railway, only 50 minutes to London.

UPVC DOUBLE GLAZED DOOR INTO:

ENTRANCE HALL

UPVC double glazed window to the front. double radiator, stairs to first floor accommodation. Stair lift, which can be removed if required.

STUDY / BEDROOM FOUR

9' 0" x 8' 7" max 5' 2 min (2.74m x 2.62m max 1.57m min) (approx) Radiator. UPVC double glazed window to the side.

LIVING ROOM

18' 6" x 13' 4" (5.64m x 4.06m) (approx) Fireplace with free standing electric fire, radiator, wall sconces. UPVC double glazed window to the front.

DINING ROOM

9' 7" x 8' 0" (2.92m x 2.44m) (approx) Radiator. UPVC double glazed window to the rear, sliding door to the side.

KITCHEN

15' 6" x 9' 0" (4.72m x 2.74m) (approx) Fitted with a range of eye level and base units with worktop over. One and a half bowl sink and drainer with swan neck stainless steel tap over. Oven, gas hob and extractor over. Space and plumbing for dishwasher. Part tiled, pantry. UPVC double glazed windows to the rear and side.

UTILITY ROOM

Space and plumbing for washing machine, tumble dryer and fridge / freezer. Wall mounted boiler. UPVC double glazed window and door to the side.

SHOWER ROOM

Fitted with a three piece suite comprising shower, wash hand basin and WC. Radiator. UPVC double glazed window to the rear.

LANDING

UPVC double glazed window to the rear. Storage cupboard.

BEDROOM ONE

13' 5" x 11' 0" (4.09m x 3.35m) (approx) UPVC double glazed window to the front. Radiator, loft access.

BEDROOM TWO

12' 7" x 12' 1" (3.84m x 3.68m) (approx) UPVC double glazed windows to the front and side. Radiator, built in wardrobe.

BEDROOM THREE

10' 0" x 7' 1" (3.05m x 2.16m) (approx) UPVC double glazed window to the rear. Double radiator.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Chrome heated towel rail. UPVC double glazed window to the rear.

OUTSIDE

To the front, the garden is walled and gated. There is artificial grass, mature shrubs, and a path leading to the front door and side gate.

To the rear, the well kept, south west facing garden has artificial grass and enclosed by timber fencing. There are pergolas, large Indian stone patio area, and mature fruit trees.

AGENT NOTE:

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

