

60 Church Street, Nassington, Peterborough, PE8 6QG



Capitol Lettors has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.

Capitol Lettors

Capitol Lettors Sales & Letting Agents

PO Box 1476, Peterborough, Cambs, PE2 2WX

Tel: 01733 553366

Email: Enquiries@capitollettors.com • www.capitollettors.com

VAT No. 922 2845 32 • Company Registration No. 6218276



60 Church Street, Nassington, Peterborough, PE8 6QG

£400,000 Freehold

Do you want to live in one of the desirable villages, West of Peterborough?! ... Well look no further, we have the property for you!

Capitol Lettors are **EXCITED** to offer you this three bedroom, end of terrace home in the very desirable village of Nassington.

The accommodation offers oil fired central heating, entrance hall, lounge & dining area, storage cupboard, kitchen, utility, downstairs WC, family room, stairs to landing, master bedroom with en-suite shower room, two further bedrooms, family bathroom, garden to rear, two garages & shed to rear, parking to rear and small front garden. Lapsed outline planning for two bedroom detached bungalow on garden.

Nassington is a charming village that is located approx 11 miles West of Peterborough & 8 miles South of Stamford. Both Peterborough & Stamford have train stations with trains running into London Kings Cross in under 50 minutes from Peterborough Station.

The village is also located within close proximity to the A1 & A47, making it a great location for commuting.

Nassington has lots to offer to its residents including a primary school, butchers, post office/shop, public houses, hair salon & more! The villages surround Nassington also have lots to offer such as doctors, dentist, public houses/hotels/cafes & more!

We **HIGHLY** recommend viewing this property to see its full potential.



www.capitollettors.com

Zoopla.co.uk
Smarter property search



Entrance Hall

uPVC door to front aspect, electric fuse box, carpet to floor.

Living Room

6.83m x 4.04m (22' 5" x 13' 3") Approx
 Aluminum window to front aspect, uPVC patio door to rear aspect, pendant light, 2x wall lights, 2x radiators, carpet to floor, wood burner, step down to dining area.

Kitchen

5.47m x 2.23m (17' 11" x 7' 4") Approx
 uPVC double glazed window to rear aspect, uPVC double glazed window to side aspect, 2x ceiling lights, radiator, tiled floor, a range of fitted eye & base level units with complimentary work surface, electric cooker.

Utility Room

2.43m x 2.35m (8' 0" x 7' 9") Approx
 uPVC door to rear aspect, pendant light, tiled floor, oil boiler.

Downstairs WC

1.63m x 0.9m (5' 4" x 2' 11") Approx
 uPVC double glazed window to side aspect, pendant light, tiled floor, two piece suite comprising of pedestal wash hand basin & low level WC.

Dining Room

3.72m x 3.03m (12' 2" x 9' 11") Approx
 Aluminum window to front aspect, pendant light, radiator, tiled floor, open fire place.

Stairs & First Floor Landing

1x wall light, 1x pendant light, carpet to floor, loft hatch.

Bedroom Three

3.72m x 3.02m (12' 2" x 9' 11") Approx
 Aluminum window to front aspect, pendant light, varnished wooden floor boards, radiator.

Bedroom Two

3.72m x 3.29m (12' 2" x 10' 10") Approx
 Aluminum window to front aspect, aluminum window to rear aspect, pendant light, varnished wooden floor boards, radiator, built in wardrobe, airing cupboard with hot water tank.

Family Bathroom

2.34m x 2.05m (7' 8" x 6' 9") Approx
 Aluminum window to side aspect, inset spot lights, three piece bathroom suite comprising of low level WC, pedestal wash hand basing, paneled bath with telephone handheld shower, radiator, carpet to floor.

Bedroom One

4.55m x 3.61m (14' 11" x 11' 10") Approx
 uPVC double glazed window to rear aspect, 2x uPVC double glazed windows to side aspect, pendant light, 2x wall lights, radiator, carpet to floor.

En-Suite

1.50m x 2.16m (4' 11" x 7' 1") Approx
 Inset spot lights, extractor fan, wood effect laminate flooring, three piece bathroom suite comprising of low level WC, pedestal wash hand basin, enclosed fully tiles shower cubicle.

Rear

Garden closed by stone wall to left & fence to right, mainly laid to lawn, concrete patio area & path leading to garages & rear exit, oil tank.

Garages - a double garage with side shed & a single garage.

Parking - parking to rear of property by garages.

Please note the access to the rear to the parking & garages is gained via St Marys Close.

Front

The front is enclosed by a low level brick built wall, path to front door & leading to rear of the property.



This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale. Plan produced using PlanUp.
 Church Street, Nassington

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		40	79
England, Scotland & Wales		EU Directive 2002/91/EC	

