



66a North Street, Stilton, Peterborough, Cambridgeshire PE7 3RP £500,000



*** BESPOKE ONE-OFF BUILD WITH A VERY GENEROUS GARDEN - NO ONWARD CHAIN *** " Uniquely designed family home that has everything you could wish for. Boasting a spacious open plan kitchen/dining room, additional receptions rooms including the main sitting room with a fantastic feature wood burner, a utility area, ample parking with the additional benefit of an integral garage. Upstairs proudly offers five double bedrooms, all of which have built in wardrobes and three of them are complimented with en-suites. The rear garden is mature and substantial with fruit trees at the bottom and a substantial patio area which can be accessed from the kitchen/diner area, lounge or utility room. A viewing is essential to appreciate the amount of space on offer at this home. so please call our team today to arrange your viewing. EPC Energy Rating - C / Council Tax Band -

ENTRANCE HALL

Door to front aspect, radiator and stairs to first floor.
Door to integral garage.

CLOAKROOM

Fitted with a two piece suite comprising of a low level W/C, a pedestal wash hand basin with tiled splashbacks and radiator.

OFFICE/PLAYROOM

9' 1" x 12' 1" (2.77m x 3.68m) (approx) UVPC double glazed window to front and radiator.

KITCHEN/DINING ROOM

11' 0" x 24' 0" (3.35m x 7.32m) (approx). Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, integrated fridge freezer, integrated dishwasher, space for hob and oven. UVPC double glazed window to front, door to rear.

SITTING ROOM

14' 0" x 17' 0" (4.27m x 5.18m) (approx). Feature wood burner. UVPC double glazed windows to side, UVPC double glazed windows to rear and door to rear.

UTILITY ROOM

7' 10" x 9' 0" (2.39m x 2.74m) (approx) UVPC double glazed window to rear and door to rear. Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap over, radiator, space for an under counter washing machine and dryer.

1ST FLOOR LANDING

Cupboard.
Door to Jack and Jill bathroom.

BEDROOM 1

16' 1" x 12' 11" (4.90m x 3.94m) (approx) UVPC double glazed windows to rear, build in wardrobes and radiator.

EN-SUITE

Shaving point and a heated towel rail. Fitted with a low level W/C, pedestal wash hand basin and a shower cubicle.

BEDROOM 2

13' 1" x 8' 10" (3.99m x 2.69m) (approx) UVPC double glazed window to front, built in wardrobes.

JACK AND JILL EN-SUITE

UVPC double glazed window to front and heated towel rail. Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin and shower cubicle.
Door to landing and door to bedroom 2.

BEDROOM 3

10' 1" x 8' 1" (3.07m x 2.46m) (approx) UVPC double glazed window to front, radiator and built in wardrobe.

EN-SUITE

UVPC double glazed window to rear and radiator. Fitted with a three piece suite comprising of a low level W/C, pedestal wash hand basin and a shower cubicle.

BEDROOM 4

9' 1" x 13' 1" (2.77m x 3.99m) (approx) UVPC double glazed window to rear, radiator and built in wardrobes.

BEDROOM 5

9' 1" x 9' 1" (2.77m x 2.77m) (approx) UVPC double glazed window to front, radiator and built in wardrobes.

INTEGRAL GARAGE

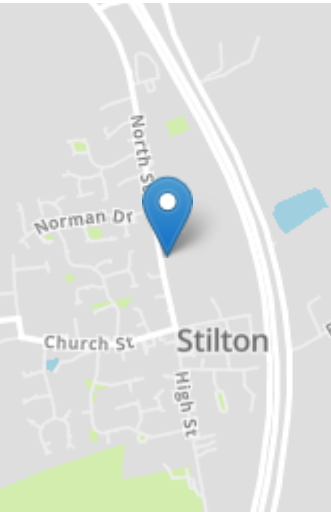
9' 1" x 21' 1" (2.77m x 6.43m) (approx)

OUTSIDE

The extensive rear garden is partly enclosed with fencing and mainly laid to lawn.
The front has off road parking for multiple cars and access to the integral garage.

AGENTS NOTE

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



| 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 | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |