



**8 Fen Street, Stilton PE7 3RJ**

**£375,000**



\*\*\* NO ONWARD CHAIN \*\*\* " A fantastic opportunity to purchase a Grade II listed home awaits! This 3 storey home is in need of updating but offers vast potential. Featuring a kitchen/dining room, living room, study, 5 bedrooms with additional mezzanine space, a generous rear garden and MORE! Sitting in the sought after village of Stilton, south of Peterborough, this home has the lovely village feel, whilst being extremely accessible to the A1 - perfect for commuters! Council Tax Band - E / EPC Energy Rating - F "



## ENTRANCE DOOR TO:

## KITCHEN / DINING ROOM

25' 0" (max) x 14' 3" (7.62m x 4.34m) (approx) Windows to rear and side, stairs to first floor and cupboard.

## LIVING ROOM

14' 3" x 14' 1" (max) (4.34m x 4.29m) (approx) Window to front, window to rear and radiator.

## STUDY ROOM

11' 3" x 7' 5" (3.43m x 2.26m) (approx) Window to front and stairs to mezzanine.

## STORE AREA

6' 8" x 7' 8" (2.03m x 2.34m) (approx) Wash hand basin and door to rear.

## SHOWER ROOM

2' 9" x 6' 8" (0.84m x 2.03m) (approx) Low level W/C and shower cubicle.

## MEZZANINE FIRST FLOOR

Window to rear.

## FIRST FLOOR LANDING

Accessed from the kitchen/dining room. Stairs to second floor.

## BEDROOM ONE

15' 8" (max) (4.78m) 13' 6" (min) x 14' 5" (4.11m x 4.39m) (approx) Window to front, window to rear and built in wardrobe.

## BEDROOM TWO

8' 1" (max) (2.46m) 7' 4" (min) x 16' 4" (2.24m x 4.98m) (approx) Window to front and radiator.

## BEDROOM THREE

7' 1" x 8' 9" (2.16m x 2.67m) (approx) Window to front and radiator.

## BATHROOM

10' 9" x 6' 1" (3.28m x 1.85m) (approx) Bath with shower over, wash hand basin, airing cupboard and window to rear.

## W/C

Low level W/C and radiator.

## SECOND FLOOR LANDING

11' 0" MAX (floor width) (3.35m) 6' 5" MIN (flat ceiling width) x 10' 8" (1.96m x 3.25m) Sloping ceilings. Access to loft.

## BEDROOM FOUR

13' 5" MAX (floor width) (4.09m) 6' 2" MIN (flat ceiling width) x 13' 2" (1.88m x 4.01m) (approx) Sloping ceilings. Window to front.

## BEDROOM (IN NEED OF WORK)

13' 8" MAX (floor width) (4.17m) 6' 0" MIN (flat ceiling width) x 16' 7" (MAX) (1.83m x 5.05m) (approx) Sloping ceilings. Window to front.

## OUTSIDE

There is a driveway to the front of the property, leading into the garden.

The rear of the property is mainly laid to lawn.

## AGENT NOTES

The floorplan 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.

Please note, the dashed lines on the floor plan illustrates that there is sloping ceilings from the floor upwards.

## AGENT NOTES

Please note this is a Grade II listed building.



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+)                                       |         |           |
| <b>A</b>                                    |         |           |
| (81-91)                                     |         |           |
| <b>B</b>                                    |         |           |
| (69-80)                                     |         |           |
| <b>C</b>                                    |         |           |
| (55-68)                                     |         |           |
| <b>D</b>                                    |         |           |
| (39-54)                                     |         |           |
| <b>E</b>                                    |         |           |
| (21-38)                                     |         |           |
| <b>F</b>                                    |         |           |
| (1-20)                                      |         |           |
| <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

