

Monday to Friday, 9:00am until 6:00pm
Saturday, 9:00am until 4:00pm
Sunday, Closed



**1 CHESTNUT CLOSE, PEAKIRK
PE6 7NW**

OFFERS OVER £305,000

FREEHOLD



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Overlooking a green and the Peakirk Memorial, this three bedroom detached stone cottage is situated in a picturesque location within one of our areas' most sought-after villages and viewing is highly advised to appreciate the superb accommodation available. This Grade II listed home features a 17' x 16' lounge/dining room with inglenook fireplace, whilst there is a kitchen/breakfast room, three double bedrooms and bathroom to the first floor and a fully enclosed garden to the rear. With two brick outbuildings, this home, which has had recently replaced windows and doors, must be seen to appreciate its superb location.

LOUNGE/DINING ROOM 17' x 16' (5.18m x 4.88m)

Featuring an inglenook fireplace housing a woodburner, this large room has exposed beams, window to front elevation, dining area, window to rear elevation, storage cupboard and door leading to staircase.

KITCHEN/BREAKFAST ROOM 18'6 x 9'3 (5.64m x 2.82m)

With a range of wall and base units with cooker point, plumbing for washing machine, fridge space, work surface, wall tiling, sink unit, dining area with ornamental fireplace, windows to front and rear elevations and door to rear garden.

LANDING

With exposed beam to ceiling, access to loft and window to rear elevation.

BEDROOM ONE 12'4 x 8'7 (3.76m x 2.62m)

With built-in wardrobe, radiator and window to front elevation.

BEDROOM TWO 12'10 x 9'2 (3.91m x 2.79m)

With exposed beam to ceiling, radiator and window to front elevation.

BEDROOM THREE 9'4 x 9'2 (2.84m x 2.79m)

With radiator and window to rear elevation.

BATHROOM

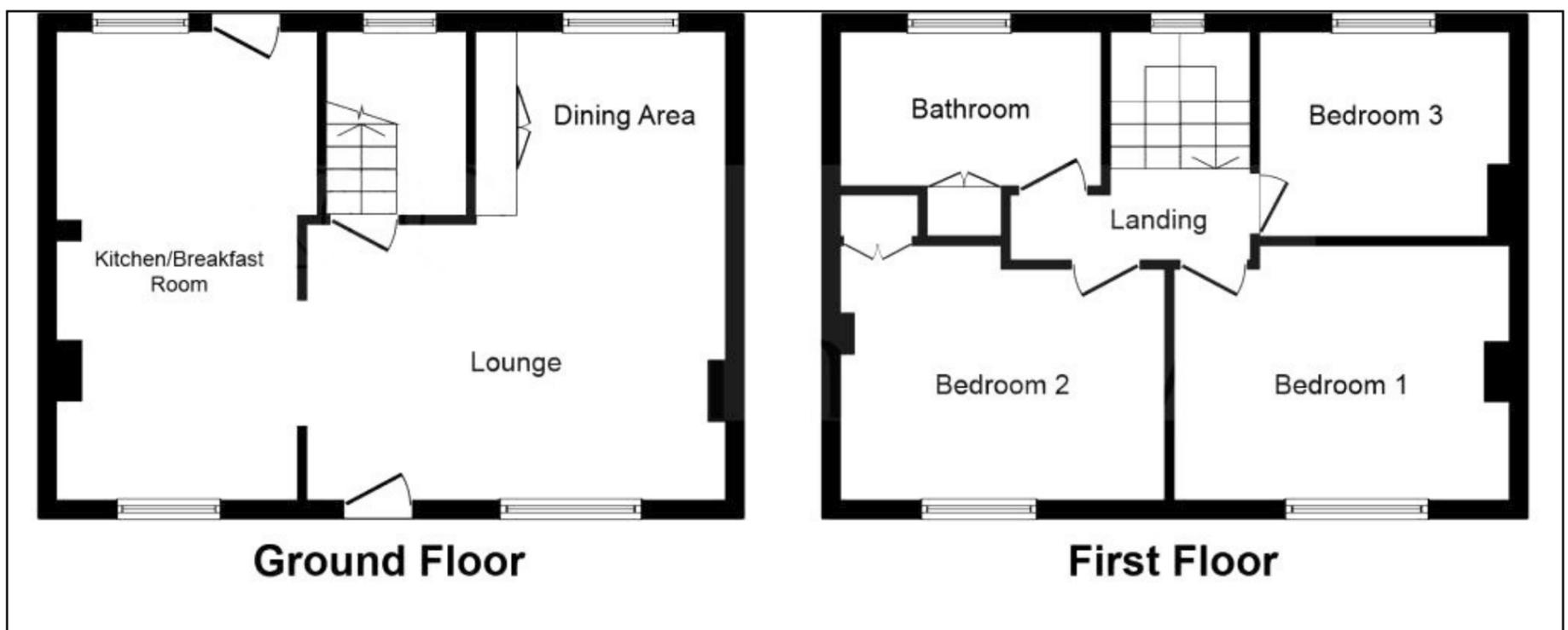
Comprising panelled bath with shower above, wash-hand basin, low flush WC, built-in airing cupboard and window to rear elevation.

OUTSIDE

The property has an enclosed rear garden and is approached by double opening gates. The gardens are mainly laid to lawn with two brick-built outbuildings and timber shed.

EPC RATING: TBC

COUNCIL TAX BAND: D (PCC)



These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.