

7 Church Lane, Stibbington, Peterborough, Cambridgeshire, PE8 6LP



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Capitol Lettors

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£350,000 Freehold

Set in Village West of Peterborough this improved established semi-detached property offers entrance porch, dining room, breakfast kitchen with Range style electric cooker, utility room, downstairs bathroom with new walk in shower (no bath), conservatory/lounge (has footings for two story extension, (this would need to be checked), three bedrooms, UPVC double glazing, air source heat pump heating (approx 3 years old), solar panels to roof, gardens to front and rear, covered canopy to side of house, shed and off road parking for several vehicles.

Stibbington offers good access to A1, A605, Oundle, Stamford and Peterborough

Many local shops, schools etc nearby



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Entrance Porch 2.59m x 1.74m approx

Made of part brick and part UPVC construction, stairs to first floor, access to kitchen and dining room, radiator, ceramic tiled flooring, door and glazing to front aspect

Breakfast kitchen - 4.81m x 4.03m approx

Ceramic tiled flooring, glazed window to front aspect, radiator, space for fridge/freezer, Range style electric cooker with ceramic hob and extractor above, plumbing for dishwasher, tiled splashbacks, stainless steal sink with taps and salad area, range of eye and base level kitchen units in white with complimentary worktops above, under lighting

Inner Hallway

Access to Utility, bathroom and kitchen

Utility Area - 2.48m x 2.03m approx

Made of UPVC construction with glazed door to rear and windows to rear, ceramic tiled flooring, plumbing for washing machine, courtesy window to bathroom

Family Bathroom

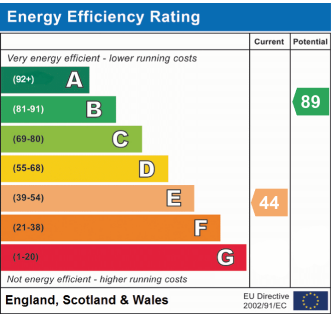
Courtesy window to utility, tiled to walls, ceramic tiled flooring, radiator with cover, spot lighting, brand new walk in shower with glass shower screen and shower over, low level WC and vanity wash hand basin with storage underneath

Airing Cupboard

Hot water cylinder and central heating controls

Dining Room - 4.69m x 3.60m approx

Glazed window to front aspect, French doors to lounge/conservatory, exposed floor boards, electric fuses, radiator, picture rail, air vent



Conservatory/lounge - 6.29m x 3.73m (footings for two story extension, these would need to be checked) approx

Made of part brick and UPVC constriction, glazed to all rear aspect, French doors to rear and dining room, ceramic flooring, television point, radiator,

Stairs to first floor landing

Glazed to rear aspect, loft access (part boarded), loft ladder, power and batteries for solar panels

Bedroom 1 - 4.61m x 3.02 approx

Glazed to front and rear aspects, radiator, built in wardrobes, radiator, cupboard over stairs, cupboard to eaves, air vent

Bedroom 2 - 3.36m x 2.49 approx

Glazed to front aspect, radiator

Bedroom 3 - 2.80m x 2.12m approx

Glazed to rear, radiator

Outside Front

Mainly laid to block paved area giving parking for several vehicles, graveled area, range style gate to front aspect, shrubs, trees, borders, solar panels to roof, access to double gates to covered porch

Covered Side Porch 3.25m x 2.04m approx

Access to front and rear, power and lighting

Outside Rear

Free standing air source heat pump, outside tap, security lighting, various patio areas, green house, summer house, harbour, lawned area, trees and shrubs

Shed - 5.45m x 2.983m approx

Power and lighting, patio doors to garden and glazed to garden



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