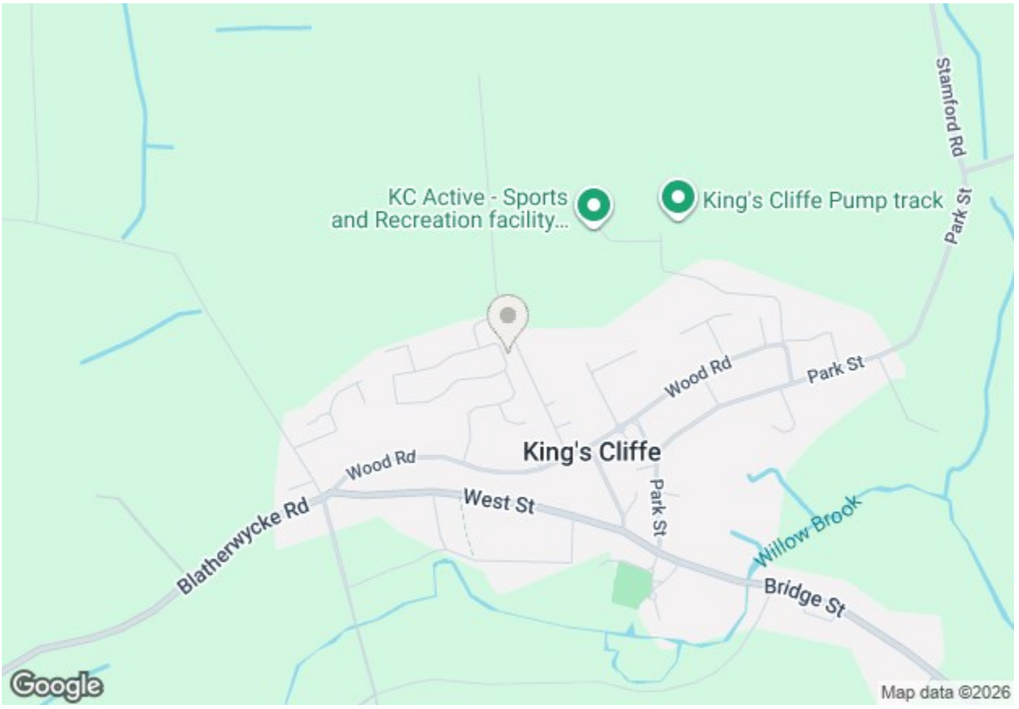
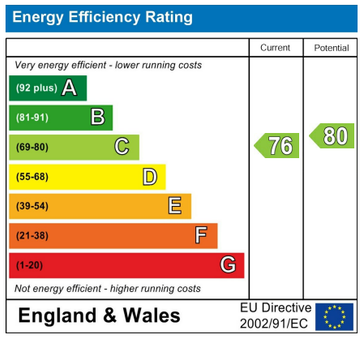
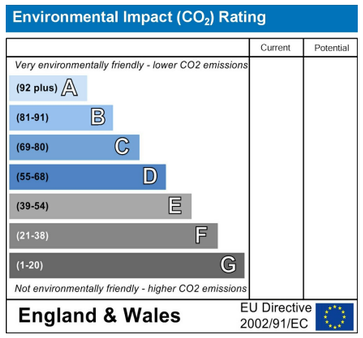
Sowden Wallis
Estate Agents







9 Pine Lane, Kings Cliffe, Peterborough, PE8 6YR

A beautifully extended family home, this three-bedroom semi-detached property occupies a popular position within the highly sought-after village of Kings Cliffe. Having been thoughtfully improved by the current owners, the property offers versatile accommodation arranged over two floors, with the extension providing valuable additional living space and the flexibility to create a fourth bedroom on the ground floor if required.

The impressive kitchen/diner/family room forms the centrepiece of the home, featuring a stylish wooden kitchen with integrated appliances and a generous open-plan layout. The extension creates an excellent space for both family life and entertaining, with plenty of room for dining and relaxing. Patio doors open directly onto the low-maintenance rear garden, allowing the living space to flow naturally outdoors.

The ground floor also includes a welcoming entrance hall, spacious sitting room with oak flooring and plenty of natural light, and a useful cloakroom. The extended accommodation provides a particularly versatile additional room, currently offering flexible living space but equally suited to use as a fourth bedroom, home office, playroom or snug depending on individual requirements.

Upstairs are three well-proportioned bedrooms, including a principal bedroom with built-in wardrobes and a modern en-suite shower room, together with a contemporary family bathroom serving the remaining bedrooms.

Outside, a driveway provides ample off-road parking to the side, while the low-maintenance rear garden is fully enclosed and designed for easy enjoyment, with a patio seating area providing an ideal setting for outdoor dining and entertaining.

Kings Cliffe offers a range of everyday amenities including a village shop, public house, sports centre and park, alongside picturesque countryside and walking routes. The property also enjoys good road links to Stamford, Peterborough and Oundle, with the A1 providing convenient connections further afield.

Asking Price £319,995 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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- Extended family home
- Main bedroom with en-suite
- Sitting room, office and further reception room/bedroom
- Off street parking
- Council Tax Band - C
- 3/4 bedrooms
- Open plan kitchen diner family room
- Low maintenance rear garden
- Gas fired central heating
- EPC - C

ACCOMMODATION:

Porch
1.65m x 1.22m (5'5 x 4)

Sitting Room
3.40m x 2.57m (11'2 x 8'5)

Downstairs W/C
1.63m x 0.97m (5'4 x 3'2)

Kitchen Breakfast Room
4.50m x 3.25m x 2.62m (14'9 x 10'8 x 8'7)

Dining/ Family Room
4.06m x 2.62m (13'4 x 8'7)

Study
2.82m x 2.41m (9'3 x 7'11)

Bedroom 4
2.49m x 2.41m (8'2 x 7'11)

Landing

Principal Bedroom
2.97m x 2.62m (9'9 x 8'7)

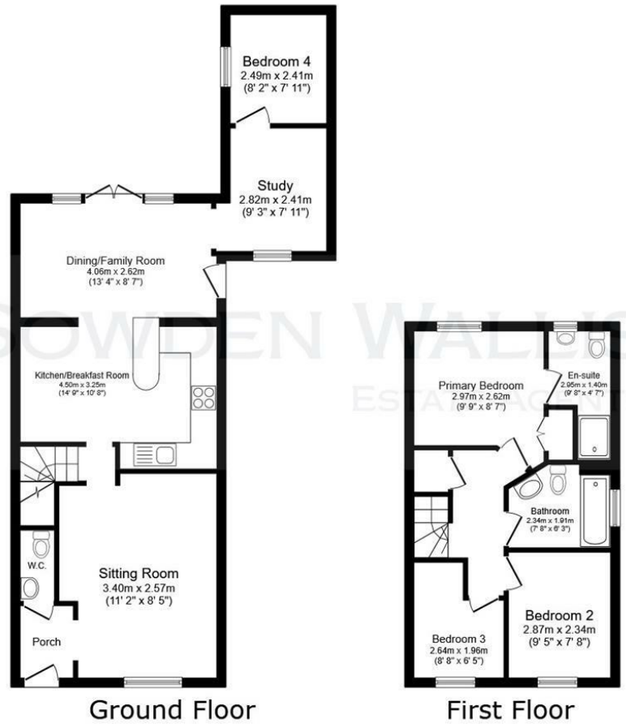
En-suite
1.40m x 2.95m (4'7 x 9'8)

Family Bathroom
2.34m x 1.91m (7'8 x 6'3)

Bedroom 2
2.34m x 2.87m (7'8 x 9'5)

Bedroom 3
2.64m x 2.03m (8'8 x 6'8)

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io