

2 Robinswood, Wansford, PE8 6JQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

This four bedroom detached family home is immaculately presented through out and comes with field views in a cul-de-sac location. The property has two reception rooms as well as a conservatory, spacious hallway and a Main bedroom with fitted wardrobes, en-suite and open views to the rear.

The accommodation comprises: - Porch, cloakroom, hallway, sitting room, dining room, kitchen, utility, conservatory, landing, Main bedroom with en-suite, three further bedrooms and a family bathroom.

To the front of the property is a well presented lawn garden and driveway that leads to the double garage, benefitting from electric doors. At the rear is a west facing landscaped patio and lawn garden with open country views.

The village of Wansford comes with many amenities that include a Doctors surgery and The Haycock Hotel, as well as providing easy access to Stamford, Peterborough and the A1.

Asking Price £570,000 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.

- Detached family home
- Four bedrooms
- Field views
- Double garage
- West facing patio & lawn garden

- Cul-de-sac location
- Two reception rooms & a conservatory
- Immaculately presented
- LPG fired central heating
- Council Tax Band - F, EPC -



ACCOMMODATION:

Porch
2.97m x 1.50m (9'9 x 4'11)

Cloak Room

Hallway

Sitting Room
6.63m x 3.56m (21'9 x 11'8)

Dining Room
3.56m x 3.15m (11'8 x 10'4)

Kitchen
4.47m x 2.92m (14'8 x 9'7)

Utility Room
2.92m x 2.01m (9'7 x 6'7)

Conservatory
3.58m x 2.87m (11'9 x 9'5)

Landing

Main Bedroom
4.09m x 3.07m (13'5 x 10'1)

En-suite
2.41m x 1.98m (7'11 x 6'6)

Bedroom Two
3.56m x 2.31m min, 3.18m max (11'8 x 7'7 min, 10'5 max)

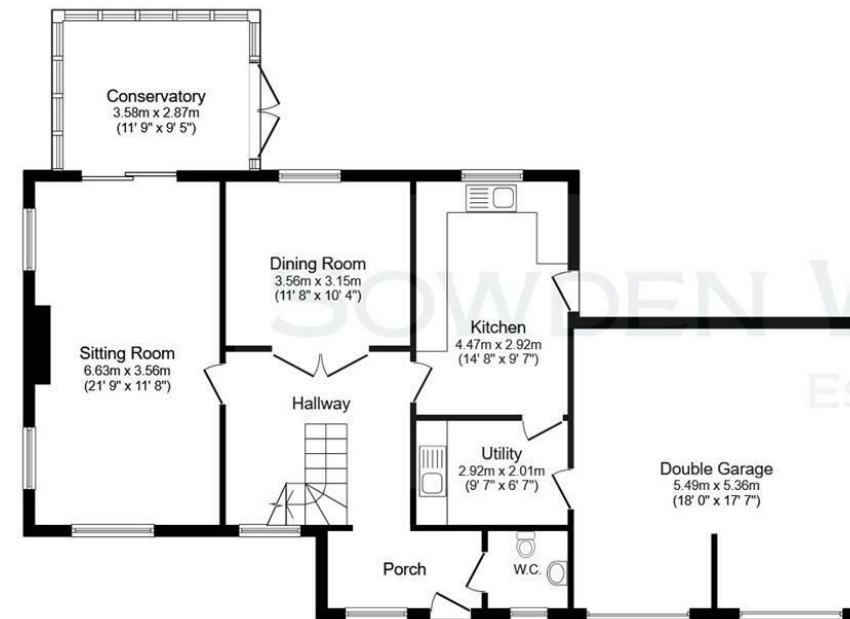
Bedroom Three
3.33m x 2.77m (10'11 x 9'1)

Bedroom Four
3.18m x 2.54m (10'5 x 8'4)

Family Bathroom
2.41m x 2.01m (7'11 x 6'7)

Double Garage
5.49m x 5.36m (18' x 17'7)

FLOOR PLAN:



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox