



Harvest Close, Stilton Peterborough PE7 3FF

welcome to
Harvest Close, Stilton
Peterborough

- Entrance Hall, Lounge
- Kitchen Diner, Utility, Downstairs WC
- Five Bedrooms. En-Suite to Master
- Family Bathroom
- Gardens, Driveway, Fields to the Rear

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of
£375,000

view this property online williamhbrown.co.uk/Property/YXZ109696



Property Ref:
YXZ109696 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

A detached family home with views to fields at the rear, set in a pleasant cul de sac in this sought after Village. This home benefits from what we consider to be a well executed garage conversion to now provide an additional bedroom to the ground floor, making this a very flexible home for the whole family. Efficient Combi Boiler with Hive Control, 7kw 'Type 2' standard electric car charger.

Entrance Hall

Lounge

14' 6" x 13' plus bay (4.42m x 3.96m plus bay)

Kitchen Breakfast Room

16' 3" x 8' 7" plus bay (4.95m x 2.62m plus bay)

Utility

6' x 6' 9" (1.83m x 2.06m)

Downstairs Wc

Ground Floor Bedroom

16' 7" x 8' 7" (5.05m x 2.62m)

First Floor Landing

Bedroom 1

14' 1" x 9' 8" (4.29m x 2.95m)

Ensuite

Bedroom 2

9' 6" x 9' (2.90m x 2.74m)

Bedroom 3

9' x 9' 1" (2.74m x 2.77m)

Bedroom 4

8' 1" x 8' 9" (2.46m x 2.67m)

Family Bathroom



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