



**Beech Tree Close
Wittering PE8 6DF**

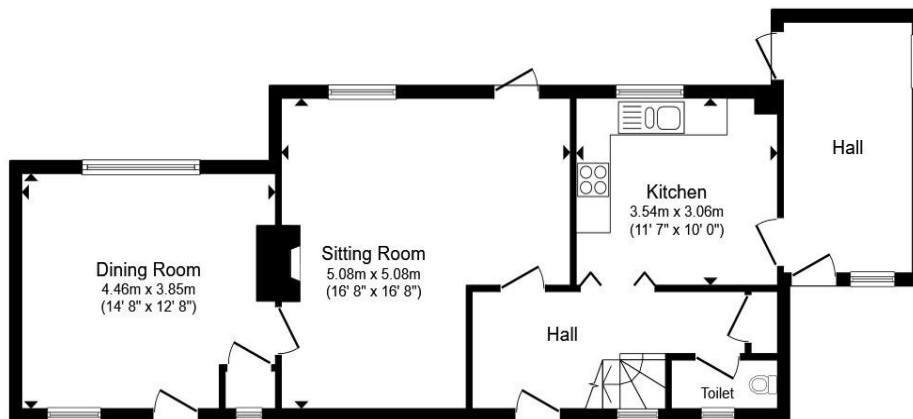


KNIGHT
PARTNERSHIP

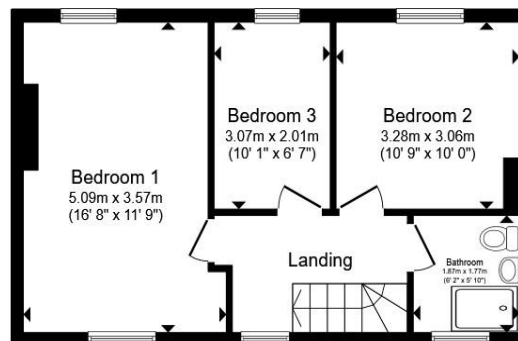
Welcome to **Beech Tree Close**

Situated within a popular village with excellent access to the A1, Stamford & Peterborough and offering a range of local amenities, including a primary school, this spacious detached home occupies a generous plot and provides well-proportioned accommodation.





Ground Floor



First Floor

Total floor area 115.8 sq.m. (1,246 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



Entrance Hall

WC

Sitting Room

16' 8" x 18' 8" (5.08m x 5.69m)

Dining Room

14' 8" x 12' 8" (4.47m x 3.86m)

Kitchen

11' 7" x 10' (3.53m x 3.05m)

Hall/Store Room

Bedroom One

16' 8" x 11' 9" (5.08m x 3.58m)

Bedroom Two

10' 9" x 10' (3.28m x 3.05m)

Bedroom Three

10' 1" x 6' 7" (3.07m x 2.01m)

Shower Room

6' 2" x 5' 10" (1.88m x 1.78m)

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Welcome to

Beech Tree Close

- Detached three-bedroom home
- Situated in a popular village with amenities & primary school
- Easy access to the A1 for fast commuting
- Generous plot
- Separate dining room
- Double garage

Tenure: Freehold EPC Rating: E

Council Tax Band: C

The ground floor comprises a welcoming entrance hall with useful storage and access to the rear garden, a comfortable sitting room, separate dining room, a kitchen with space for appliances and direct access to the garden and leading to a useful hall/storage room also with access to the garden. A convenient downstairs WC completes the ground floor.

Upstairs, there are three bedrooms together with a shower room.

Outside, the property benefits from a generous rear garden, predominantly laid to lawn, providing an excellent outdoor space.

A double garage offers valuable additional storage and parking.

£300,000



Please note the marker reflects the postcode not the actual property

 01780 765060

 mailroom@knightpartnership.com

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 knightpartnership.com

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.

Knight Partnership 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.



Property Ref:
SMD104596 - 0002



KNIGHT
PARTNERSHIP