



West Street Kings Cliffe, PE8 6XB

A deceptively spacious Grade II Listed stone cottage situated in the heart of the popular village of Kings Cliffe. The property offers well-proportioned and versatile accommodation arranged over three floors, including three reception rooms, a large kitchen/diner and four double bedrooms.

Internal viewing is highly recommended to fully appreciate the size, character and versatility of the accommodation.

£440,000

West Street

Kings Cliffe, PE8 6XB



- Grade II Listed Terraced Cottage
- 3 Reception Rooms
- 2 Bathrooms
- Popular Village Location
- Large Kitchen Diner
- Courtyard Garden
- Beautifully Presented Throughout
- 4 Double Bedrooms
- Please Refer to Attached KFB For Material Information Disclosures

Reception Hall

13'6" x 12'5" (4.11m x 3.78m)

Hallway

11'3" x 5'5" (3.43m x 1.65m)

Lounge

14'9" x 11'8" (4.50m x 3.56m)

Garden Room

18'11" x 6'11" (5.77m x 2.11m)

Kitchen Diner

18'8" x 17'11" (5.69m x 5.46m)

Utility/Cloakroom

7'2" x 6'1" (2.18m x 1.85m)

First Floor Landing

10'2" x 13'4" (3.10m x 4.06m)

Bedroom 1

17'9" x 17'11" (5.41m x 5.46m)

Bedroom 2

13'6" x 11'10" (4.11m x 3.61m)

Bedroom 3

11'10" x 12'0" (3.61m x 3.66m)

Shower Room

11'2" x 6'5" (3.40m x 1.96m)

Second Floor

Bedroom 3

17'7" x 17'6" (5.36m x 5.33m)

Family Bathroom

7'1" x 6'10" (2.16m x 2.08m)



Directions

Please use the following postcode for Sat Nav guidance - PE9 6XB



Floor Plan



GROSS INTERNAL AREA
FLOOR 1 968 sq.ft. FLOOR 2 760 sq.ft. FLOOR 3 234 sq.ft.
EXCLUDED AREAS : REDUCED HEADROOM 73 sq.ft.
TOTAL : 1,962 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

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		