



Orchard Lane, Woodnewton
£550,000



A privately positioned three bedroomed detached family home with a fabulous 150ft rear garden. Set back from the road, there is a gravel driveway for 5 cars to the front and an integral garage. The accommodation consists of an entrance hall, downstairs cloakroom, living dining room with a spacious conservatory overlooking the garden and a kitchen on the ground floor. Upstairs there are three double bedrooms, the main bedroom benefits from an en suite bathroom and built in storage. A family shower room completes this floor. If required, this naturally light property has so much scope for further transformation, subject to necessary planning consent. The impressive rear garden has been thoughtfully designed and lovingly tended, and enjoys established planting, a large lawn, a raised decked seating and dining area, a summerhouse and a vegetable plot.

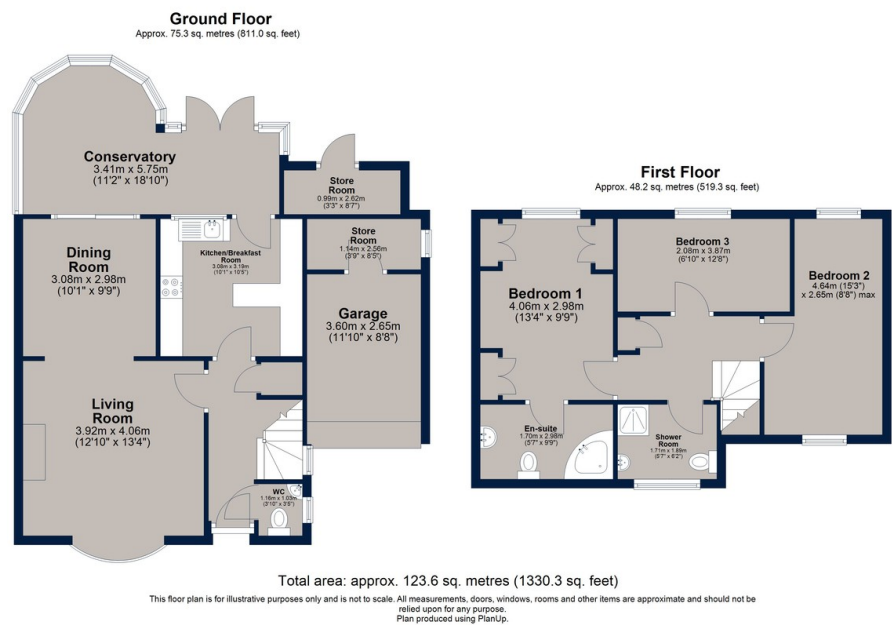
Located in the popular village of Woodnewton. Woodnewton is just under five miles from Oundle market town. Oundle is renowned for its excellent schools, variety of cafes, pubs and restaurants. Woodnewton is also just ten minutes from the A1, allowing easy access to both Peterborough, offering train links to London in under an hour; and the picturesque town of Stamford, well-known for its rich heritage, charming Georgian architecture, and vibrant community. Woodnewton itself has a village hall, a playground, an award-winning public house and is surrounded by beautiful countryside, ideal for family living

Tenure: Freehold
Oil Central Heating
Council Tax: Band D





Orchard Lane, Woodnewton



A well-maintained three-bedroom detached family home set back from the road, benefitting from an impressive and neatly kept 150ft garden, a driveway for five cars and an integral garage. This home enjoys a conservatory overlooking the beautiful garden and an en-suite bathroom.

Located in the village of Woodnewton

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements