



Offers Over £550,000 | Freehold

Old Great North Road, Stibbington, PE8 6LN







## Key Features & Description

- Open Plan Living
- High Specification
- Immaculately Presented
- Study, Utility Room and Downstairs Cloakroom
- Underfloor Heating To The Ground Floor
- Air Conditioning In Two Bedrooms
- EV Charger
- Energy Efficient
- EPC Rating C | Council Tax Band C

An outstanding detached home originally built in the 1930's but having undergone an extensive modernisation programme completed in 2020, incorporating a wrap around, two-storey extension. This thoughtfully designed property now offers high specification, quality fixtures and fittings at every opportunity and is extremely energy efficient.

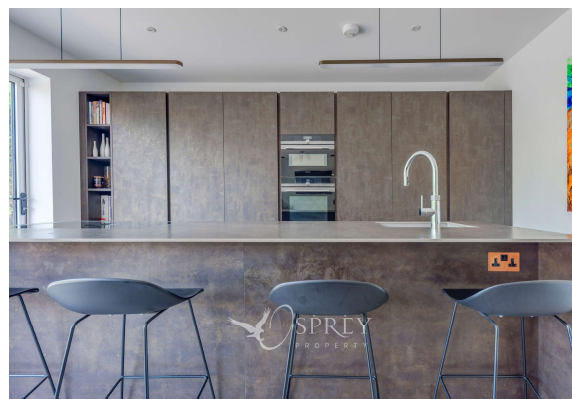
The ground floor has seamless porcelain tiled flooring that continues onto the patio entertaining area off the bi-fold doors, opening up the whole expanse of the rear of the open plan living kitchen dining room. The original living room at the front of the house is now an enviable study. The piece de resistance is the Italian designed kitchen with sleek lines, Silestone worktops, Quooker tap, Siemens appliances and Bora hob with built in extractor. This large bright and airy room is the perfect entertainment space.

On the first floor, the two largest double bedrooms have air conditioning. The main bedroom easily accommodates a super king size bed and provides one wall of bespoke wardrobing.

A decadent en-suite shower room with herringbone tiled floor, window and heated towel rail provides an ideal space to pamper yourself.

The second double bedroom is a light filled space with a full-length window overlooking the rear garden and beyond. To the front are two further bedrooms, both good sizes, one double and one large single. A luxurious family bathroom has a herringbone tiled floor, neutral wall tiling and a heated towel rail.

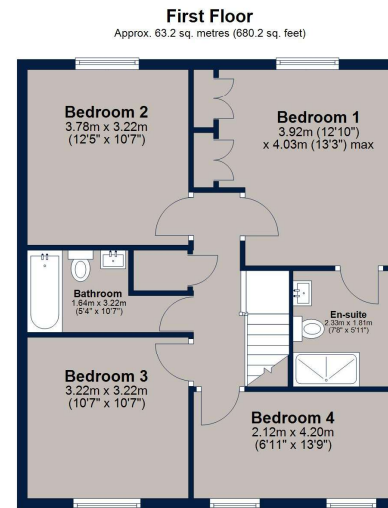
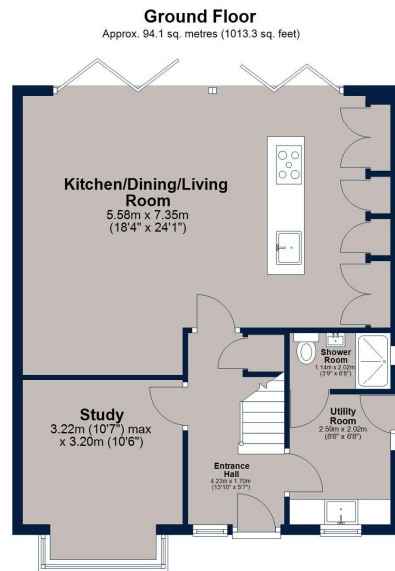
Externally, a larger than average garage also has a storage area and eaves space, positioned in front of the house on the gravel driveway, with room for several vehicles, camper van or similar.











Total area: approx. 157.3 sq. metres (1693.5 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.  
Plan produced using PlanUp.

#### Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.



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