

Roman Drive

Stibbington, Peterborough, PE8 6LL

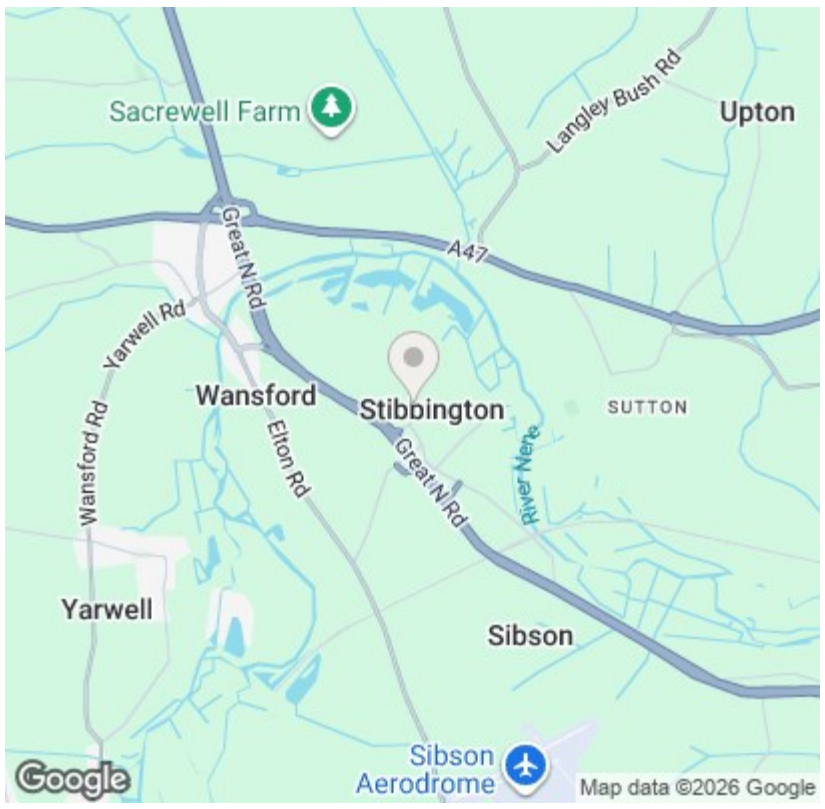
Guide Price £210,000 - Freehold , Tax Band - B

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Floor Plan



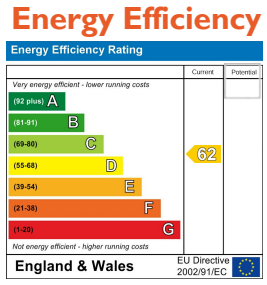
Area Map



Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give 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. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. 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) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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This beautifully refurbished semi-detached bungalow on Roman Drive in the charming village of Stibbington is offered for sale with no forward chain and presents a superb opportunity to acquire a stylish, move-in-ready home. Finished to a high standard throughout, the property features a contemporary kitchen and luxurious bathroom, well-balanced living accommodation, and the added benefit of owned solar panels powering an efficient electric heating system, all within easy reach of Peterborough and Stamford via the A1.

This fully refurbished semi-detached bungalow on Roman Drive in the picturesque and highly sought-after village of Stibbington is offered for sale with no forward chain and provides an excellent blend of modern comfort and convenient access to both Peterborough and Stamford via the A1, making it ideal for a range of buyers. Entering the property, you are welcomed into a central entrance hall which creates a practical and well-connected flow to all principal rooms. To one side, the second bedroom offers a versatile space suitable for guests, a home office, or additional family accommodation, while the stylishly appointed bathroom has been finished to a high standard, featuring contemporary fittings and a luxurious feel. Continuing through the hall, the master bedroom is well-proportioned and provides a comfortable and private retreat with ample space for furnishings. The heart of the home lies in the spacious lounge, a bright and inviting area perfect for both relaxing and entertaining, which leads through to the beautifully finished kitchen diner. This space has been thoughtfully designed with a high-quality, modern kitchen that combines functionality with a premium finish, creating an ideal setting for both cooking and dining. Externally, the property benefits from both front and rear gardens, offering excellent outdoor space, while a separate outbuilding provides useful additional storage. Further enhancing the home's efficiency and appeal, it is equipped with solar panels that are owned outright, supporting the newly installed electric heating system and helping to reduce energy costs. Overall, the bungalow has been finished to a consistently high standard throughout, delivering a move-in-ready home in a desirable village location.

Entrance Hall
1.68 x 4.11 (5'6" x 13'5")

Lounge
4.78 x 3.31 (15'8" x 10'10")

Kitchen Diner
2.81 x 3.33 (9'2" x 10'11")

Master Bedroom
3.10 x 3.29 (10'2" x 10'9")

Bathroom
2.79 x 1.88 (9'1" x 6'2")

Bedroom Two
2.80 x 2.15 (9'2" x 7'0")

Outbuilding
2.55 x 1.28 (8'4" x 4'2")

EPC - D
62/118

Tenure - Freehold

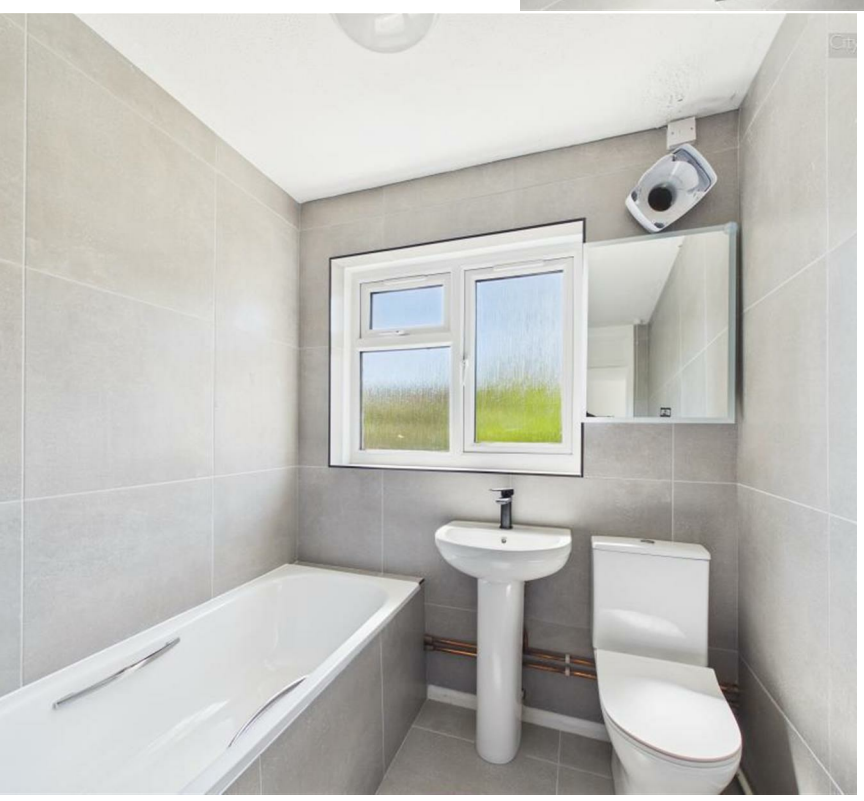
IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No













Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Communal Car Park No Allocated Space
Solar Panels: Yes - Owned Outright
Water: Mains
Electricity: Mains Supply, Solar Pv Panels
Sewerage: Mains
Heating: Electric Mains
Internet connection: Other
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



