



BRITISH
PROPERTY
AWARDS

2018
★★★★★

GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Station Road, Nassington

Peterborough, PE8 6QB

Guide Price £1,495,000

SUMMARY

- Former Station House with Substantial Unique Extension
- Main House extends to 5 Bedrooms with Two Bathrooms
- Open Plan Living Space, Three Further Reception Rooms
- Over 2 Acres including Gardens, Orchard and Former Railway Line
- Various Outbuildings including Summerhouse/HomeOffice
- Planning permission for Double Garage with Room Above
- Envious edge of Village Location with Private Tree Lined Approach





*****OVER 2 ACRES***
5BEDROOMSOUTBUILDINGS*****

Nest Estates are pleased to welcome to the market this unique opportunity to purchase a Former Station House that has been a wonderful family home for the current vendors. Lovingly Restored and Extended to maximise the Views and Location Station House represents a versatile 5 bedroom detached home blending character and modern living, an early viewing is essential to appreciate the space, standard and location on offer. The accommodation briefly comprises; entrance hall, downstairs wc, utility room, storage room, open plan kitchen/dining/living space, snug area with original fireplace, substantial orangery with field views, the first floor offers a second entrance hall to the original station house, study/office, second living room/reception room, main bedroom with built in wardrobes and ensuite. Second floor offers a landing space four double bedrooms and a family bathroom. Outside benefits from over 2 acres of grounds, Outbuildings and a fully insulated summerhouse/office/games room building, the property also benefits from off road parking for multiple cars and a long tree lined driveway on approach to the main house. contact our office to schedule your viewing or with any other questions you may have.





Tenure: Freehold

EPC Rating: D

Council Tax Band: C

Local Authority: East Northants

Services: Mains drainage, water, electric & Oil fired heating.

DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.

