



Caldbeck Close, Gunthorpe Peterborough  
**Guide Price £270,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Detached House
- Three Bedrooms
- Lounge Diner
- Refitted Kitchen
- Show Room Condition

## Entrance Hall

Part glazed UPVC door to entrance hall, wood effect flooring, door to:

Lounge 4.3m x 3.2m (14'2" x 10'8")

Feature fireplace surround and hearth, open plan staircase, wood effect flooring, radiator, TV point and arch into:

Dining Area 3.3m x 2.47 (10'9" x 8'11")

UPVC double glazed French doors onto the rear garden, ornate cover to radiator, wood effect flooring, part glazed door to:

Kitchen 3.47m x 2.36 (11'4" x 8'1")

Refitted to offer single drainer sink unit with mixer tap, UPVC double glazed window to the rear, base cupboard under, further range of fitted drawer and



base units, integrated fridge, fitted worktops, integrated four ring stainless steel gas hob with oven under, ceramic splash back, with stainless steel extractor hood. Wall mounted wall cupboards, wall cupboard mounted cupboard housing gas boiler. Part glazed UPVC double glazed door to rear, and integral door to garage.

#### First Floor & Landing

Loft hatch, door to linen cupboard and doors to:

Bedroom 1 4.4m x 3m (14'7" x 10'1")

UPVC double glazed window to rear, radiator, and door to:

#### En Suite Shower Room

Three-piece suite with shower cubicle with electric shower and tiled surround, wash hand basin, low level WC, half height tiled walls, and UPVC double glazed window to rear.

Bedroom 2 3.3m x 2.3m (11'1" x 7'8")

UPVC double glazed window to the front, and radiator.

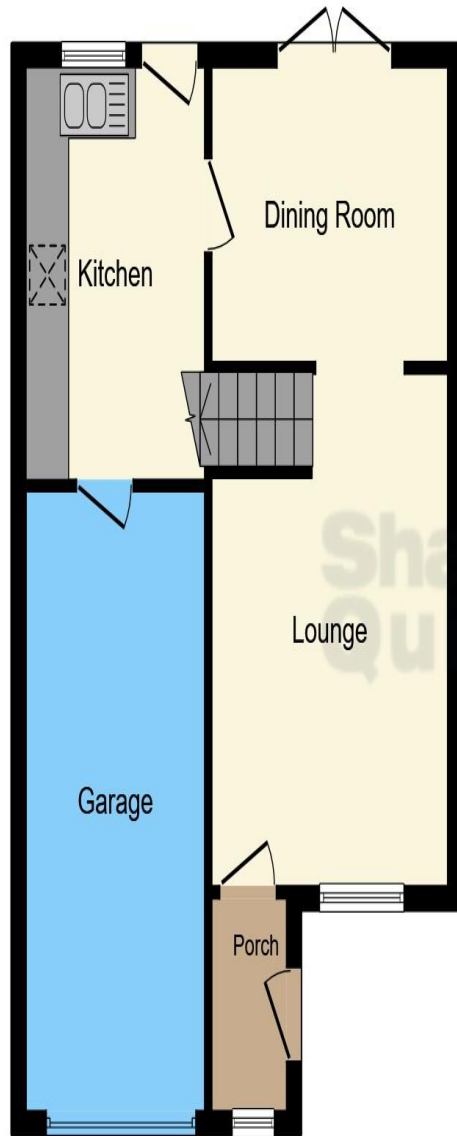
Bedroom 3 2.4m x 2.3m (8'2" x 7'7")

UPVC double glazed window to front, and radiator.

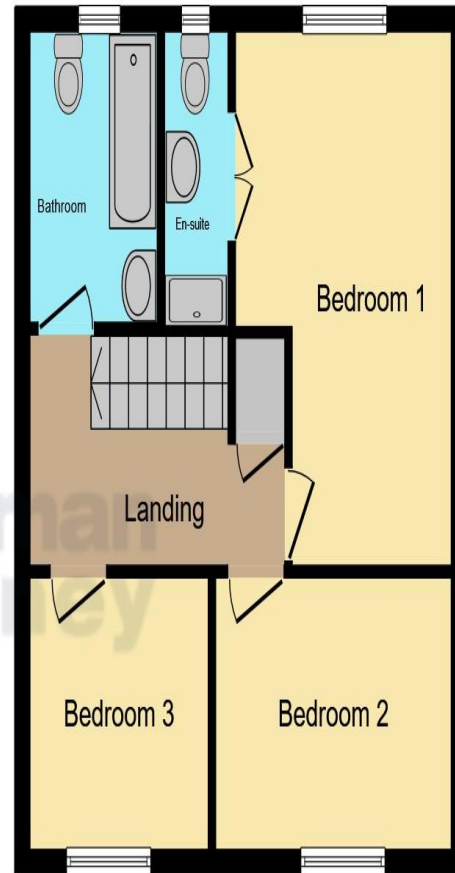
#### Bathroom

Three-piece suite with panelled bath and mixer taps and shower attachment, wash hand basin, low level WC, recess lighting, extractor fan,





**Ground Floor**



**First Floor**

chrome radiator/heated towel rack, and UPVC double glazed window to rear.

**Outside**

**Front**

Large, gravelled frontage with generous off-road parking for several vehicles, with access in turn leading to the single brick garage, with up and over door. Gated side access.

**Rear**

A good-sized garden with patio area and central lawn, established borders, further patio area to the side and rear of the garden. Timber shed. Gated side access and outside security lighting


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