



Baron Court, Peterborough
£475,000 **Freehold**

**Sharman
Quinney**

Key Features



- Four Bedrooms
- En-Suite To Master
- Modern Kitchen
- Double Garage
- Enclosed Gardens

GROUND FLOOR

ENTRANCE HALL: Entrance door. Built in cupboard.

CLOAKROOM: UPVC Frosted double glazed window to front. Low level WC. Wash hand basin with mixer tap. Radiator.

DINING ROOM: 4.60m x 3.69m (15'10" x 12'11") UPVC Double glazed doors to rear. Two radiators.

CONSERVATORY: UPVC Double glazed windows and door to rear garden.

ENTRANCE TO LOUNGE: Two UPVC Double glazed windows to front. Radiator.



LOUNGE: 5.51m x 3.66m (18'08" max x 12'03")
UPVC Double glazed box window to front and
French doors to rear. Two radiators.

KITCHEN: 4.59m x 2.76m (15'08" x 9'07") UPVC
Double glazed window to front and side. UPVC
Double glazed door to side. Fitted with a range of
base and wall units. Sink and drainer with mixer
tap. Built in oven. Fitted hob with cooker hood
over.

HALLWAY: UPVC Double glazed internal window.
Radiator.

BEDROOM: 3.05m x 3.37m (10'03" x 11'08
including wardrobes) UPVC Double glazed doors.
Radiator. Fitted wardrobes.

DRESSING AREA: UPVC Double glazed window to
side. Radiator. Built in wardrobe.

EN-SUITE: UPVC Frosted double glazed window
to side. Low level WC. Wash hand basin with
mixer tap. Shower cubicle with mains shower.
Heated towel rail.

BEDROOM: 3.37m x 2.77m (11'08" max x 9'09"
max) UPVC Double glazed window to side.
Radiator.

BEDROOM: 2.76m x 2.46m (9'07" x 8'08") Two
UPVC Double glazed windows to rear. Radiator.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

BEDROOM: 2.45m x 2.13m (8'07" x 7'02") UPVC Double glazed window to side. Radiator.

BATHROOM: UPVC Frosted double glazed window to side. Low level WC. Wash hand basin with mixer tap. Bath with mixer tap with shower attachment and wall mounted electric shower over. Built in cupboard housing wall mounted boiler. Loft access.

OUTSIDE

FRONT: Laid to decorative gravel area.

DOUBLE GARAGE: Two doors. Power and light. Personal door. Parking area to front.


REAR GARDEN: Enclosed by fencing. Patio area. Laid to lawn area with shrub borders. Further side garden.

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