



Cottage

Annex/Second Cottage

Main Street, Baston Peterborough
OIEO £700,000 Freehold

**Sharman
Quinney**

Key Features



- Three Bedroom Character Cottage with NO chain
- Additional Two Bedroom Cottage/Annexe
- Situated in the heart of Baston
- Plot of Approx 1/3 Acre
- Car Port and Outbuilding

Accommodation Includes

Main Cottage

Entrance Hall
Doors to:

Lounge

4.79m x 4.1m max (15'8" x 13'5" max). Bay window to front, window to rear, open fireplace.

Dining Room

3.65m x 4.1m max (11'11" x 13'5" max). Feature fireplace, stairs to first floor landing, bay window to front.

Kitchen Breakfast Room

3.65m x 2.99m (11'11" x 9'9"). Fitted with a range of base and eye level units, space for fridge, plumbing for washing dishwasher, electric oven and hob, quarry tiled flooring, window to rear.

Conservatory

3.3m x 2.63m (10'10" x 8'7"), Door to gardens.



Office

3.51m x 1.58m plus recess (11'6" x 5'2" plus recess).
Window to rear, vaulted ceiling.

Utility Room/Cloakroom

Plumbing for washing machine, space for appliances,
pedestal wash hand basin, WC.

Downstairs Wet Room

Tiled wet room with shower, wash hand basin, WC.

First Floor Landing

Door to:

Bedroom One

3.48m x 3.32m (11'5" x 10'10"). Dormer window to front,
built in wardrobes to eave space.

Bedroom Two

3.20m x 2.58m (10'6" x 8'5"). Window to side, built in
wardrobes.

Bedroom Three

3.23m x 3.25m (10'7" x 10'8"). Airing cupboard housing hot
water tank, dormer window to front.

Annex/Cottage Two

Separate from the main house situated across the driveway
and comprising:

Entrance Hall

Stairs to first floor landing, understairs storage cupboard,
doors to:

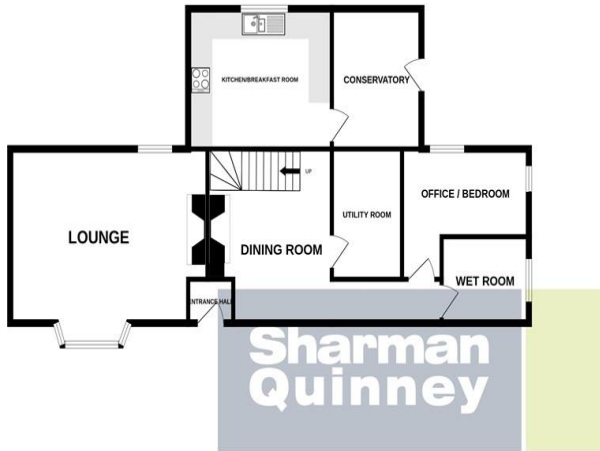
Kitchen

2.68m x 2.08m (8'9" x 6'10"). Window to front, recently
refitted with a modern kitchen comprising base and eye
level units, space for fridge freezer and cooker, plumbing for
washing machine.

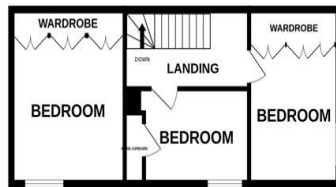


COTTAGE

GROUND FLOOR



1ST FLOOR



ANNEX/SECOND COTTAGE

GROUND FLOOR



1ST FLOOR



Bedroom One
3.72m x 2.88m plus bay (12'2" x 9'5" plus bay). Box bay window to front.

Bedroom Two
2.42m x 2.73m (7'11" x 8'11"). Window to front, built in double wardrobe.

Bathroom
Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, WC, velux window.

First Floor Living Space
6.83m x 3.78m max (22'5" x 12'5" max). A lovely open plan space with velux windows to front, side and rear aspects, vaulted ceiling.

Outside
The property is accessed via wooden gates which open in to a gravel driveway sitting between the two cottages. Situated to the side there are a range of outbuildings including a useful timber framed store room, carport further storage areas.

The extensive plot extends to approximately 1/3 acre and is largely lawned with a variety of mature plants throughout and enclosed by hedgerows and fencing. The garden offers an exceptional level of privacy and may offer potential for further development (STPP).

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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