



Church Street, Northborough Peterborough
£630,000 Freehold

**Sharman
Quinney**

Key Features



- Stunning Plot of 0.8 acres (STS)
- Detached Family Home
- Blending Character and Modern Living Spaces
- Four Reception Rooms
- Three Bedrooms

Accommodation Includes

Entrance Porch

Positioned to the front of the property with window to side, door to:

Living Room

6.67m x 3.97m max (21'10" x 13' max). Providing views over the lawns to the front and with a stunning inglenook fireplace incorporating a wood burning stove. Exposed stonework and beams.

Family Room/Study

3.92m x 3.55m max (12'10" x 11'7" max). With window to front providing views over the lawns and providing ample space for a large home office or further reception room.

Kitchen Breakfast Room

5.49m x 4.05m (18' x 13'3"). Providing ample space for dining and fitted with a matching range of base and eye level units with wood and granite worktops over,



built in dishwasher, electric Aga, space for fridge/freezer. Open plan through to the dining room and doors leading to side lobby and utility Room.

Side Lobby

Providing less formal access from side of the house adjacent to the driveway and carport with a barn style door and storage cupboards.

Utility and WC

3.14m x 2.05m (10'3" x 6'8"). With base and eye level units, plumbing for washing machine, space for tumble drier and further appliances, WC.

Dining Room

5.40m x 3.03m (17'8" x 9'11"), Providing a formal dining space to the home opening to:

Sun Room

4.72m x 3.21m (15'6" x 10'6"). With double doors opening on to the rear patio seating area and a glazed ceiling lantern bathing the space in natural light.

First Floor Landing

Window to rear, doors to:

Bedroom One

3.98m x 3.71m max (13' x 12'2" max). Window to front, fitted wardrobes.

Bedroom Two

5.42m x 3.20m max (17'9" x 10'6" max). Window to side, fitted wardrobes.

Bedroom Three

3.53m x 3.04m plus recess (10'7" x 9'11" plus recess). Window to front, built in wardrobe/storage.





Family Bathroom

Fitted with a modern four piece suite comprising pedestal wash hand basin, WC, shower enclosure, panelled bath, window to front, storage cupboard.

Outside

The property is set back within the plot behind extensive lawns and mature hedgerows with a tree line gravelled driveway leading to the side of the property where there is a large amount of gravelled parking and turning in turn leading to the car port, garaging and outbuildings.

The stunning rear gardens start with a paved patio seating area leading off from the garden room enclosed by trellising and grape vines. There are several areas of productive vegetable beds and fruit cages with a pathway leading down in to the more formals garden with expansive lawns, distinctive planted borders and a delightful Summer House with power and lighting connected.

Outbuildings

Car Port 4.84m x 3.78m (15'10" x 12'5").

Workshop One/Garaging 7.20m x 4.26m (23'7" x 13'11"). With power and lighting connected, double doors providing vehicular access and separate courtesy door.

Workshop Two/Garaging 4.28m x 3.48m (14' x 11'5"). Double doors to front, power and lighting connected.

Garage 4.26m x 3.44m (13'11" x 11'3"). With up and over door. Power and lighting connected.

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

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 25 Market Place, Market Deeping,
PETERBOROUGH, Cambridgeshire, PE6 8EA

 marketdeeping@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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