



Main Street, Baston Peterborough
£399,950 Freehold

**Sharman
Quinney**

Key Features



- Four Bedroom Home
- Four Reception Rooms
- Gym and Garden Room/Office
- Blending Character and Modern Living
- Stunning Enclosed Gardens

Accommodation Includes

Entrance Porch

With windows to the side, door to:

Lounge

5.63m x 4.52m max (18'5" x 14'10" max). With window to the front and feature fireplace, storage to recess, stairs to first floor landing, door to:

Kitchen Diner

6.98m x 3.47m plus recess (22'10" x 11'4" plus recess). A stunning open plan space with wooden flooring running throughout and a spacious dining/living area with bay window to the front. The kitchen area comprises a range of base and eye level units with wooden worktops over and a large breakfast bar area, integrated dishwasher, built in fridge freezer, electric oven and hob, doors to:

Utility Room

2.25m x 2.11m max (7'4" x 6'11" max). Fitted base and eye level units, plumbing for washing machine, window to rear.



Office
2.07m x 1.98m max (6'9" x 6'6" max). With window to the front and door to:

Downstairs WC
Fitted with a two piece suite comprising wash hand basin and WC.

Snug
2.43m x 2.30m (7'11" x 7'6"). With sliding doors opening on to the garden and a glass roof, the room offers a lovely outlook to the rear as either a snug or garden room. Door to:

Store
4.39m x 2.18m max (14'5" x 7'2" max). Created from the rear portion of the former garage, the room provides for an extremely useful storage/further utility area but could equally be converted to create further living space or combined with the gym to create on further reception room (subject to permissions).

Gym
3.36m x 2.20m (11' x 7'2"). With a high level window to the front and ceiling spotlights.

First Floor Landing
Doors to:

Bedroom One
4.68m x 3.61m (15'4" x 11'10"). With exposed beams to the ceilings and dormer windows to the front and rear aspects, doors to walk in wardrobe/dressing area, door to:

Ensuite
Fitted with a three piece suite comprising shower enclosure with glass screen, wash hand basin, WC, Velux window.

Bedroom Two
3.63m x 3.60m (11'11" x 11'9"). Dormer window to front, exposed beams.



GROUND FLOOR



1ST FLOOR



Bedroom Three
4.66m x 2.35m max (15'3" x 7'8" max). Dormer window to front.

Bedroom Four
4.34m x 2.17m max (14'3" x 7'1" max). Velux window to rear. Bedrooms three and four were formally one bedroom and have been separated to provide for an additional bedroom but could be re-instated to one larger bedroom subject to permissions.

Family Bathroom

Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin, WC, window to rear, airing cupboard.

Outside

To the front of the property there is a low maintenance gravelled garden enclosed by a timber picket fence. The delightful rear gardens comprise a spacious patio seating area leading off from the rear of the property with raised beds and steps leading up to a further sheltered seating area, artificial lawns and brick built storage shed. Set to the rear of the garden is the garden room/office.

Garden Room/Office

4.02m x 2.81m (13'2" x 9'2"). A versatile and extremely comfortable garden room comprising of double doors opening on to the garden and full height glazed windows to the front and side, power and lighting connected, wood flooring. Ideal for use as a garden room, games room or indeed a home office.

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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