



Maltby Drive, Baston Peterborough
£400,000 Freehold

**Sharman
Quinney**

Key Features



- Detached House
- Four Bedrooms
- Refitted Kitchen/Diner
- Double Garage
- Workshop

Accommodation Includes

Front door to

Entrance Hall

Open hallway with two radiators, understairs storage cupboard.

Downstairs Cloakroom

Comprising w/c, wash hand basin, radiator, window to front.

Lounge

4.49m x 3.65m (14'8" x 12'). Window to front, radiator, feature fire place with gas fire, doors leading to:



Kitchen Diner

7.39m x 2.64m (24'3" x 8'8"). Refitted with a range of base and eye level units with worktops over, integral fridge freezer, integral dishwasher, built in double oven, microwave and electric hob, sink, wine cooler, radiator, underfloor heating doors to:

Conservatory

4.02m x 3.37m (13'2" x 11'). Single and Double French doors to both sides, power and light.

Utility Room

2.81m x 1.64m (9'2" x 5'4"). Plumbing for washing machine, Combination boiler, radiator, sink and worktop, space for fridge, door leading to upvc storage area with door leading to rear garden.

Stairs to first floor and landing

Loft access, window to front, airing cupboard, radiator.

Bathroom

Window to front, fully porcelain tiled, vanity wash hand basin, wc, panel bath, shower cubicle, radiator.

Bedroom 1

3.65m x 3.99m (12' x 13'1"). Window to front, radiator, fitted wardrobes and bedside tables, door to:

En suite

Comprising wash hand basin, wc, shower cubicle, underfloor heating, radiator, towel rail.

Bedroom 2

3.20m x 3.66m max (10'6" x 12' max). Window to rear, radiator.





Ground Floor

First Floor

Bedroom 3
2.55m x 2.68m (8'4" x 8'9"). Window to rear, radiator.

Bedroom 4
2,74m x 2.64m (9' x 8'8"). Window to rear, radiator.

Outside

To the rear of the property the garden is laid to lawn with decking area and upvc veranda, patio area, brick built bbq, water feature and shed. The garden is enclosed by a wood panel fence with side gate access. There is also access to a double garage via an attached workshop.

To the front there is a low maintenance walled ornamental garden with paved driveway providing ample parking space leading to a double garage with additional parking area/compound to the side. The double garage has one electric door and one manual up and over door with an internal door leading to a workshop with power and light, two windows and door leading to rear garden. The workshop attached to the side of the garage is constructed from Structural Insulated Panels.

To view this property call Sharman Quinney on:
01778 343322

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