



Chariots Way, Baston, Peterborough
£535,000 **Freehold**

**Sharman
Quinney**

Key Features



- Five Bedroom Executive Detached House
- Village Location
- Refitted Kitchen
- Utility Room
- Garden Room

Accommodation Includes

Front door to:

Entrance Hall

Radiator, solid wood floor, stairs to first floor and landing.

Cloakroom

Refitted and comprising low level wc, vanity unit housing wash hand basin, vinyl tiled flooring.

Lounge

5.47m x 3.39m (17'11" x 11'1"). Feature gas coal effect fire with marble fire place surround, two radiators, window to front aspect, double doors to hallway and double doors leading to:

Dining Room

3.62m x 2.97m (11'10" x 9'9"). Solid wood flooring, radiator, patio doors leading to:



Conservatory/Garden Room
2.86m x 3.46m (9'4" x 11'4"). UPVC and brick built construction, tiled flooring, electric heater, light connected, French doors leading to rear garden.

Kitchen
5.08m x 2.97m (16'8" x 9'9"). Refitted and comprising a range of base and eye level units with worktops over and under unit lighting, sink with mixer tap, eye level double oven and grill, five burner gas hob and extractor, sink with mixer tap, integrated fridge and dishwasher, breakfast bar, vinyl tiled floor, radiator, two windows to rear aspect, door to:

Utility Room
3.15m x 2.51m (10'4" x 8'3"). Comprising of a range of base and eye level units with worktops over and under unit lighting, sink with mixer tap, integrated freezer, plumbing for washing machine, space for tumble dryer, recently installed Bosch boiler, window to rear, vinyl tiled flooring, window to rear, door to rear garden.

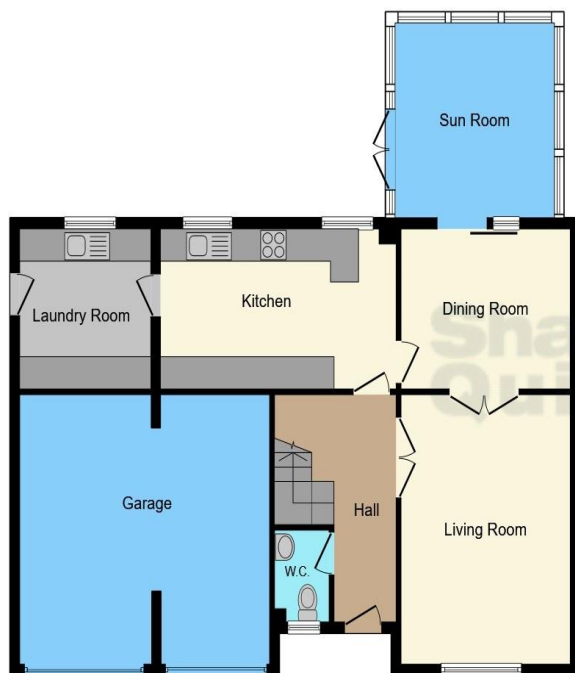
Stairs to first floor and landing
Loft access, airing cupboard, radiator.

Master Bedroom
3.63m x 5.25m (11'11" x 17'2"). Window to front aspect, radiator, door to:

En Suite
1.56m x 1.52m (5'1" x 5'). Comprising of shower cubicle, wc, vanity unit housing wash hand basin, vinyl tiled flooring, radiator, window to front.

Bedroom Two
3.63m x 3.40m (11'11" x 11'2"). Window to rear aspect, radiator.





Ground Floor



First Floor

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 Three

2.62m x 3.67m (8'7" x 12'). Window to front aspect, radiator, built in double wardrobe.

Bedroom Four

2.60m x 2.37m (8'6" x 7'9"). Window to rear aspect, radiator.

Bedroom Five

7.16m x 2.68m (23'6" x 8'9"). Window to front and rear aspect, radiator, loft access. This versatile room has been designed to be able to convert into two bedrooms in order to make a six bedroom home. Equally there is potential for it to be converted into a separate two storey annexe utilising the utility room and one of the garages.

Bathroom

Three piece suite comprising of panel bath with shower over, wc, wash hand basin, radiator, window to rear aspect.

Outside

The private rear garden is mainly laid to lawn with a combination of flowers and shrubs. There are two patio areas, brick wall and timber fence surround with side gate access.

To the front of the property is laid to lawn with shrubs. A block paved driveway provides ample parking leading to a double garage with two metal up and over doors, power and light connected.

To view this property call Sharman Quinney on:
01778 343322

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01778 343322

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

 marketdeeping@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRD204157 - 0006

