



11 Caldecote Close

Stanground PE2 8LN

Offers in excess of £250,000



## 11 Caldecote Close

### Stanground PE2 8LN

Offering no upward chain and situated in a popular quiet residential area within Stanground, Peterborough, is this semi detached chalet style, family home conveniently situated near to local amenities with good transport links nearby, and in brief the property comprises.

From the front, into a good size hallway with stairs leading to the first floor & landing and benefitting from an understairs storage cupboard with further storage cupboards. Spacious lounge off the hall, with double glazed window to the front aspect, featuring chimney breast fireplace, housing gas fire with TV plinth, with sliding doors leading to a good size dining room with serving hatch from the kitchen, and with, sliding doors leading into a decent size conservatory with tiled floor with door leading into the rear garden. To the rear of the hall, into the kitchen/breakfast room being well equipped with an ample range of wall and floor level fitted units with worktop surfaces with tiled splashbacks, with breakfast bar, space for a cooker, plumbing for washing and space for a fridge/freezer, double glazed window overlooking the rear garden with door to the side providing access to the side. Family bathroom comprising of a three piece suite with a large walk in shower cubicle with two separate showers, vanity wash hand basin & WC combination with storage, with tiled surrounds and a double glazed window to the side aspect. Finishing off the ground floor accommodation, door leads into a downstairs bedroom with single and double wardrobe with window to the front aspect.

On the first floor, doors lead to two double bedrooms both benefitting from built in wardrobes and a separate cloakroom, comprising of a two piece suite with window to the rear aspect.

Outside to the front, low level brick walling to front with gravel frontage with block paved driveway providing ample off road with double gated access leading to carport & the rear garden. An enclosed low maintenance rear garden with access to a brick workshop and with double doors, into a single garage with power & lighting and benefitting also from an inspection pit.

Tenure: Freehold

Council Tax Band: B







Entrance Hall:

Lounge:

13'11" x 10'10" max (4.25m x 3.31m max)

Dining Room:

12'4" x 10'10" (3.77m x 3.31m)

Sun Room:

8'1" x 9'8" (2.47m x 2.96m)

Kitchen:

8'9" x 14'4" (2.68m x 4.37m)

Family Bathroom:

Bedroom 3:

8'11" x 7'11" (2.73m x 2.42m)

First Floor & Landing:

Bedroom 1:

15'4" x 10'10" (4.69m x 3.32m)

Bedroom 2:

11'10" x 10'10" (3.63m x 3.31m)

Garage:

20'2" x 9'11" (6.16m x 3.04m)





Floor Plan



Viewing

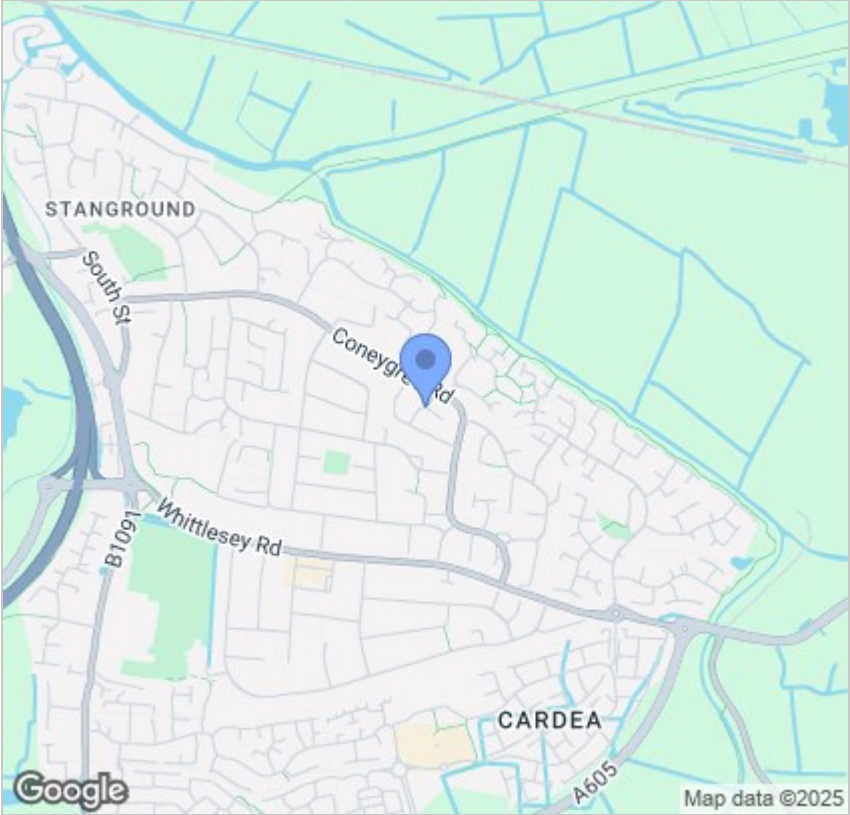
Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

