



14 Quorn Close
Newborough PE6 7RQ
Offers over £325,000

14 Quorn Close Newborough PE6 7RQ

Set in a quiet Cul De Sac location in the sought after Village of Newborough, this modern semi detached house has been extended by the current owners to provide a spacious and well presented family home . Boasting many up to date features in its layout the accommodation is not far from the local Primary School and has easy road links to Peterborough and Market Deeping.

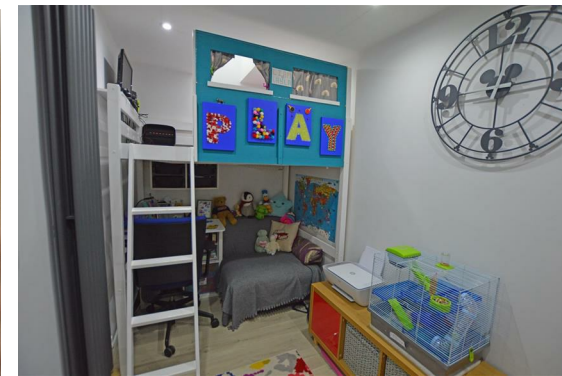
The accommodation benefits from both underfloor/radiator heating and comprises; Entrance Hall with the stairs to the first floor, storage cupboard and a convenient W.C. Cloakroom. The comfortable Lounge has a Log Burner, there is a ground floor Bedroom, Dining Room/Study and Family Room with access to the rear garden leading through to a well appointed Kitchen Breakfast Room.

The first floor Landing leads to an Main Bedroom with an Ensuite, two further double Bedrooms and a Family Bathroom.

Outside is ample off road parking with a bike store to the front and an enclosed rear Garden backing onto a play area and mature trees.

Viewing is essential to appreciate how much accommodation is offered by this thoughtfully extended and much loved family home.

Tenure Freehold
Council Tax B





Entrance Hall
Storage cupboard below stairs to the first floor,
storage area, doors to

Cloakroom W.C.

Lounge
12'10" x 10'7" (3.93m x 3.24m)
Fitted with a log burner fire feature.

Bedroom 4
12'6" x 6'0" (3.83m x 1.83m)
Velux ceiling window.

Dining Room/Study
8'10" x 6'3" (2.71m x 1.92)
Partial Conservatory Roof

Living/Family Room
16'7" x 10'9" (5.08m x 3.29m)
French doors to the rear Garden, opening through
to Kitchen

Kitchen Breakfast Room/.
13'8" x 9'3" (4.18m x 2.83m)
Fitted with a range of base and eye level kitchen
units with granite worktops and peninsular
breakfast room, fitted double oven and
microwave, electric hob and hood above,
plumbing for a dishwasher and washing machine,
space for an American style fridge/freezer, mode
lighting feature,

Landing

Bedroom 1
10'11" x 9'5" (3.33m x 2.89m)
Built in wardrobes with mirror sliding doors,
folding door to

Ensuite Shower Room

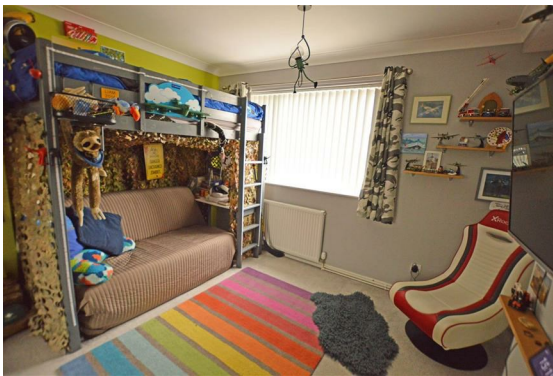
Bedroom2
3.50m max x 2.72m min
Two sets of built in wardrobes with sliding doors.

Bedroom 3
11'7" max x 7'6" (3.54m max x 2.31m)

Family Bathroom

Outside

To the front of the property is a spacious block
paved driveway giving off road parking for three
vehicles, there is also a store room with a
automated roller door ideal for motorbike/bike
storage. The enclosed back garden is laid mainly
to lawn with mature borders, two sheltered
seating areas,one of which has patio heaters,
power and light. There is a patio and storage/work
building also with power and light. The garden
backs onto mature trees and a children play area.



Floor Plan



Viewing

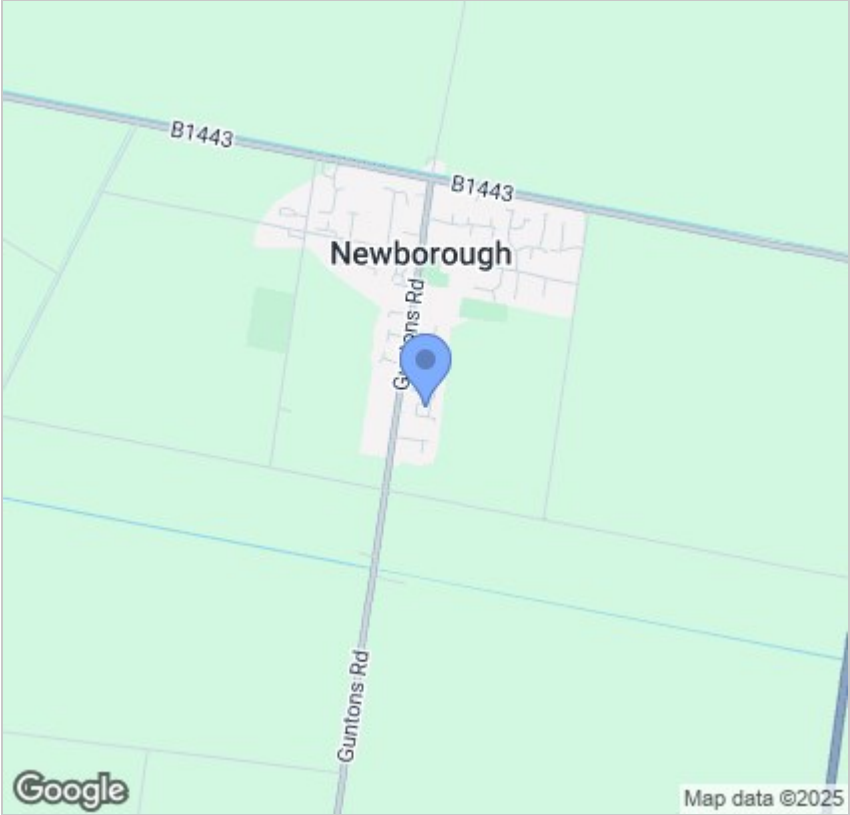
Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



9 North Street,
Crowland, PE6 0EG
T: 01733 259995
E: crowland@firminandco.co.uk

Area Map



Energy Efficiency Graph

