



Woburn Court, Stilton Peterborough PE7 3FB

welcome to

Woburn Court, Stilton Peterborough

A WELL presented family HOME which is offered with no onward chain & comprises: entrance hall, lounge, dining room, kitchen, conservatory, downstairs wc, four bedrooms, office studio / fifth bedroom., bathroom, pleasant rear garden. driveway & GARAGE.



Entrance Hall

Double glazed window to the side. Stairs to first floor, radiator.

Lounge

27' 4" x 11' 5" max (8.33m x 3.48m max)

Double glazed window to the rear, radiator, open fire.

Conservatory

11' 1" x 6' 7" (3.38m x 2.01m)

Of double glazed construction with doors to the rear, tiled flooring & power points.

Dining Room

9' 9" x 8' 9" (2.97m x 2.67m)

Double glazed window to the front, radiator.

Kitchen

10' 10" x 10' 10" (3.30m x 3.30m)

Double glazed window to the front, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Plumbing for dishwasher, fitted electric hob with cooker hood & fitted electric double oven, wall mounted gas central heating boiler.

Utility

11' 6" x 7' 2" (3.51m x 2.18m)

Sink drainer set into work surface, plumbing for washing machine, internal door to garage, stairs to bedroom 5 / studio office.

Downstairs Wc

Close coupled wc, hand wash basin, radiator.

First Floor Landing

Doors to bedrooms 1-4 and bathroom.

Bedroom 1

13' 8" x 10' 5" (4.17m x 3.17m)

Double glazed window to the front, radiator.

Ensuite

Frosted double glazed window to the front, velux style window to the side, close coupled wc, hand wash basin, shower cubicle.

Bedroom 2

9' 9" x 8' 11" (2.97m x 2.72m)

Double glazed window to the rear, radiator.

Bedroom 3

9' 11" x 10' 4" (3.02m x 3.15m)

Double glazed window to the front, radiator.

Bedroom 4

9' 10" x 9' 4" (3.00m x 2.84m)

Double glazed window to the rear, radiator.

Family Bathroom

Frosted double glazed window to the front, close coupled wc, hand wash basin, panel bath with shower mixer tap, radiator / towel rail.

Outside The Property

The front garden is laid to slate shale with a side driveway leading to the garage. To the rear, the garden offers a paved patio and is laid to lawn with established beds along with a timber decked seating area.



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welcome to

Woburn Court, Stilton Peterborough

- Reduced From £390,000
- entrance hall, lounge, kitchen, dining room
- utility, downstairs wc, four / five bedrooms
- ensuite to master, family bathroom
- garden, garage, no onward chain

Tenure: Freehold EPC Rating: C

offers in excess of

£380,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YXZ108239 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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