

St. Marys Road, Stilton Peterborough PE7 3RX



# welcome to

# St. Marys Road, Stilton Peterborough

A well presented, deceptively spacious home in a sought after non estate location which offers: entrance hall, lounge diner, dining room, kitchen breakfast room, downstairs wc, four bedrooms, shower room, generous driveway & garden, garage & no onward chain. Must be viewed to appreciate.













#### **Entrance Hall**

Radiator, stairs to first floor, doors to lounge diner, dining room, kitchen & wc.

### **Lounge Diner**

19' 4" x 10' 7" plus doorway ( 5.89m x 3.23m plus doorway )

Sliding double glazed door to the rear & window to the front, two radiators, open fireplace with mantle. Parguet flooring.

### **Dining Room**

10' 5"  $\times$  9' 11" ( 3.17m  $\times$  3.02m ) Double glazed window to the front, radiator.

#### **Kitchen Breakfast Room**

13' 1" x 8' 5" plus doorway ( 3.99m x 2.57m plus doorway ) Double glazed window & door to the rear. Sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Fitted electric hob with cooker hood, fitted electric oven, plumbing for washing machine & dishwasher, breakfast bar, radiator, tiled flooring, pantry cupboard & understairs storage cupboard.

#### **Downstairs WC**

Close coupled wc, hand wash basin, radiator.

## First Floor Landing

Double glazed window to the rear, radiator, airing cupboard housing gas central heating boiler. Loft hatch access from landing with integrated loft ladder. Loft storage and insulated.

#### Bedroom1

 $10' \ 10'' \ x \ 10''$  plus doorway (  $3.30m \ x \ 3.05m$  plus doorway ) Double glazed window to the front, radiator, built in wardrobe.

### **Bedroom 2**

10' 10" x 10' 3" max ( 3.30m x 3.12m max )
Double glazed window to the front, radiator.

#### **Bedroom 3**

10' 4" x 8' 3" ( 3.15m x 2.51m ) Double glazed window to the rear. radiator.

#### **Bedroom 4**

9' x 9' 5" ( 2.74m x 2.87m )

Double glazed window to the rear, radiator, built in wardrobe.

#### **Shower Room**

Frosted double glazed window to the front, radiator, close coupled wc, hand wash basin set into vanity unit, walk in shower, radiator.

## **Outside The Property**

The frontage is gravel with a raised bed laid to stone chippings. The driveway leads to the garage which has an up & over door & side courtesy door into the garden.

The rear garden is not over looked from the rear and offers a patio area and is laid mainly to lawn enclosed by fencing with gated side access.





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# St. Marys Road, Stilton Peterborough

- entrance hall, lounge diner
- dining room, kitchen breakfast room
- four bedrooms, shower room
- generous plot, garage & driveway
- Council tax band D

Tenure: Freehold EPC Rating: E

£500,000







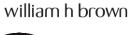
Elm Cl Rd Stilton C of E Prim Map data @2024

Please note the marker reflects the postcode not the actual property

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