

for sale

guide price **£450,000-£475,000**



St. Pegas Road Peakirk Peterborough PE6 7NF

GUIDE PRICE £450,000 - £475,000

Connells are pleased to be offering this four bedroom, two en suite detached village home located in the village of Peakirk. This is larger than it appears and has views of the local countryside. Call us to arrange a personal viewing, you won't be disappointed



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Entrance Hall

Half glazed decorative UPVC double glazed door into the main entrance. Radiator, staircase to first floor landing with door into understairs storage cupboard, coving to smooth ceiling with recess lighting and mains fed smoke alarm. Doors off onto dining room, lounge, kitchen and cloakroom.

Cloakroom

Being half tiled to the walls and fully tiled to the floor and comprising a two piece suite to include a wash hand basin with mixer tap and a WC with dual flush. Radiator, coving to smooth ceiling and a patterned UPVC double glazed window to the side.

Dining Room

13' 7" into box bay plus recess x 10' 3" (4.14m into box bay plus recess x 3.12m)

Radiator, TV and telephone points, coving to smooth ceiling and UPVC double glazed box bay window to the front.

Lounge

18' 1" plus recess x 12' 2" (5.51m plus recess x 3.71m)

Two radiators, TV and telephone points, coving to smooth ceiling and UPVC double glazed window to the rear.

Kitchen

11' 2" plus recess x 10' 1" (3.40m plus recess x 3.07m)

Comprising a range of matching wall and base level shaker style units, concealed lighting to the wall units, worktops and a single drainer sink with mixer tap over with tiled splashbacks. Cookerpoint, stainless steel 6 ring gas hob range cooker with a Bosch extractor hood above, integral fridge freezer. Ceramic tiled flooring, paneled radiator, coving to smooth ceiling with recess lighting, UPVC double glazed window to side, archway through to the breakfast/garden room and a door through to the utility.



Utility

6' 7" x 6' 1" (2.01m x 1.85m)

Ceramic tiled flooring continuous from the kitchen, range of wall and base level shaker style units, plumbing for washing machine, space for a tumble dryer, gas boiler (servicing the central heating and hot water system), coving to smooth ceiling with extractor and a half glazed double glazed door to the side.

Breakfast / Garden Room

11' 6" max x 10' 5" (3.51m max x 3.17m)

Ceramic tiled flooring continuous from the kitchen, paneled radiator, TV and telephone points, coving to smooth ceiling with recess lighting, windows to side and rear with French doors into the garden.

First Floor Landing

Door into the airing cupboard housing the cylinder water tank and with slatted shelving, coving to smooth ceiling with mains fed smoke alarm and loft access and a natural light. Doors onto bedrooms and bathroom.

Master Bedroom

13' 11" x 12' 11" (4.24m x 3.94m)

Radiator, TV point, coving to smooth ceiling, UPVC double glazed window to rear and a door through to the en-suite.

En-Suite

Being half tiled and comprising a three piece suite to include a shower cubicle with mains fed shower, a wash hand basin with mixer tap and a WC with dual flush. Radiator, shaver point and light, extractor, coving to smooth ceiling with recess lighting and patterned UPVC double glazed window to the side.

Bedroom Two

13' 10" x 10' 11" max (4.22m x 3.33m max)

Radiator, coving to smooth ceiling, UPVC double glazed window to the front and door through to the en-suite.

En-Suite

Being half tiled and comprising a three piece suite to include a quarter shower cubicle with a mains fed shower fitted, wash hand basin with mixer tap over and a WC with dual flush. Radiator, shaver point and light, coving to smooth ceiling with recess lighting.

Bedroom Three

13' 11" x 9' 6" (4.24m x 2.90m)

Radiator, coving to smooth ceiling and UPVC double glazed window to the rear.

Bedroom Four

12' 1" x 8' 7" (3.68m x 2.62m)

Radiator, telephone point, coving to smooth ceiling, twin aspect UPVC windows to front and side.

Family Bathroom

Being half tiled and comprising a four piece suite to include a double length shower cubicle with mains fed shower fitted, bath with a central mixer tap, wash hand basin with mixer tap over, WC with dual flush, Radiator, shaver light with point, coving to smooth ceiling with recess lighting and extractor and a patterned UPVC double glazed window to the side.

Outside

To the front of the property is a gravel driveway providing off road parking which in turn leads to the garage, A paved path leads to the front door where there is a storm canopy porch and outside light. A further paved path to the side of the property leading to the rear garden.

The rear garden is laid to lawn with a paved patio area, mature and established planted side borders, a further paved seating area to the rear of the garden where there are open views over farmland and fields. Timber built shed, cycle shed the garden is surrounded by a timber built fence.

Garage

Fitted with a metal up and over door. Power and lighting connected.





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

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Property Ref: WRN305306 - 0005

Tenure: Freehold

EPC Rating: C

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