



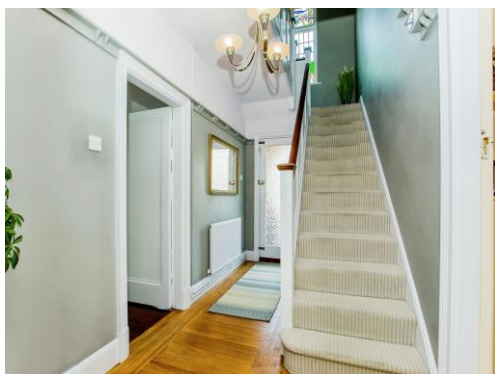
Connells

Paston Lane  
Peterborough



# Paston Lane Peterborough PE4 6EU

for sale Guide price  
**£425,000 to £450,000**



## Entrance Hall

Patterned glassed door into the main entrance with a diamond feature window to front. Radiator, picture rail, staircase to first floor landing, with understairs storage cupboard. real wood flooring, papered ceiling and doors off onto an inner hallway, kitchen/breakfast and dining room.

## Dining Room

13' x 12' 11" plus bay ( 3.96m x 3.94m plus bay )

Double radiator, telephone point, living flame effect electric fire with feature surround, exposed original floorboards, coving to papered ceiling, leaded and stain glass bay window to the front, frosted and leaded window to the side and walkway through to the lounge.

## Lounge

12' 10" plus box bay x 12' 11" ( 3.91m plus box bay x 3.94m )

Double radiator, TV and telephone points, exposed original floorboards (continuous from the dining room), coving to papered ceiling, box bay window to the rear, frosted and leaded window to the side.

## Kitchen/Breakfast Room

16' 11" x 11' 9" into box bay ( 5.16m x 3.58m into box bay )

Comprising a range of matching wall and base level units, three glass fronted display units, worktops and two circular sinks with mixer tap over and tiled splashbacks . SMEG range with a six ring gas hob, stainless steel splashback with SMEG extractor, integral dishwasher and fridge. Double radiator, smooth ceiling, box bay window and further window to the rear, archway through to the hallway and walkway through to the utility.

## Utility

6' 4" x 5' 11" ( 1.93m x 1.80m )

Comprising a range of matching wall and base level units, worktops, integral freezer and plumbing for washing machine. Radiator, smooth ceiling and window to the side.

## Cloakroom

Comprising a two piece suite to include a wash hand basin with instant free vortex mixer tap over and a WC. Worcester gas boiler which services the hot water and central heating system, radiator and a patterned window into the lobby.

## Lobby

16' 1" x 6' 10" ( 4.90m x 2.08m )

Original quarry tile flooring, poly carbonate roofing, composite door to the front and a half glazed UPVC double glazed door with matching frosted windows to the side and above facing the rear, further half glazed door into the garage.

## Garage

17' x 9' 1" ( 5.18m x 2.77m )

Power and lighting, leaded and stain glass double doors to either side of the garage. AGENTS NOTE - The current owner uses the garage as a gym

## Inner Hallway

Parquet flooring, radiator and smooth ceiling, fully glazed patterned door into the office.

## Office

12' 11" into bay x 11' 10" ( 3.94m into bay x 3.61m )

Double radiator, TV and telephone points, original parquet flooring (continuous from the inner hallway), smooth ceiling. Patterned block glazing to the side and leaded, stain glass bay window to the front.

## First Floor Landing

Gallery landing with double radiator, door into airing cupboard housing the cylinder water tank, original picture rails, textured ceiling. Leaded and themed stain glass window to the front. Doors off onto bedrooms and bathroom.

## Master Bedroom

13' x 12' 4" into bay ( 3.96m x 3.76m into bay )

Entrance area leading into the main bedroom with double radiator, TV point, papered ceiling with recess lighting, leaded and stain glass bay window to the front and door through to the en-suite.

## En-Suite

7' 6" x 5' 7" ( 2.29m x 1.70m )

Being fully tiled to the shower area and half tiled to the remainder, ceramic tiled flooring. Three piece suite to include quarter circle shower cubicle with mains fed shower fitted, rainfall head and detachable hose. A wash hand basin with mixer tap over and set within a vanity unit and high level cistern WC. Heated towel rail, extractor and smooth ceiling with recess lighting.

## Bedroom Two

15' 1" into bay x 13' ( 4.60m into bay x 3.96m )

Double radiator, TV point, laminate flooring, papered ceiling and leaded, stain glass bay window to the front.

## Bedroom Three

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

Double radiator, TV point, papered ceiling and window to the rear.

## Bedroom Four

9' 11" x 9' 4" ( 3.02m x 2.84m )

Double radiator, laminate flooring, smooth ceiling with access to loft and glazed window to the rear.

## Family Bathroom

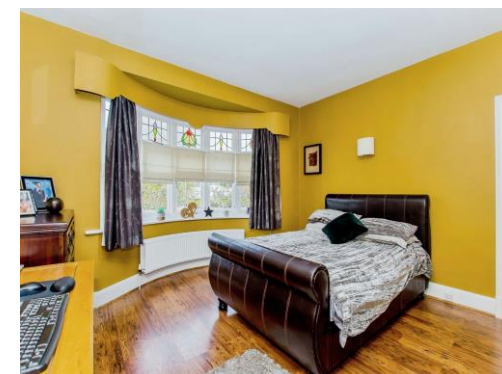
9' 8" x 6' 1" ( 2.95m x 1.85m )

Being half tiled with decorative ceramic tiled flooring. Comprising a three piece suite to include a roll top bath with mixer tap and shower attachment, a wash hand basin with mixer tap and set within a vanity unit and a WC. Heated towel rail, smooth ceiling with recess lighting, extractor and two patterned windows to the rear.

## Outside

To the front of the property there is a paved driveway providing off road parking for several vehicles which in turn leads to the garage with double opening doors. Mature and established borders and a brick wall to the front with gated access.

Gated side access to the rear garden which has an extensive paved patio which is surrounded by a brick wall with steps down to the lawned area. Mature and established side borders. further paved seating area, timber built shed.



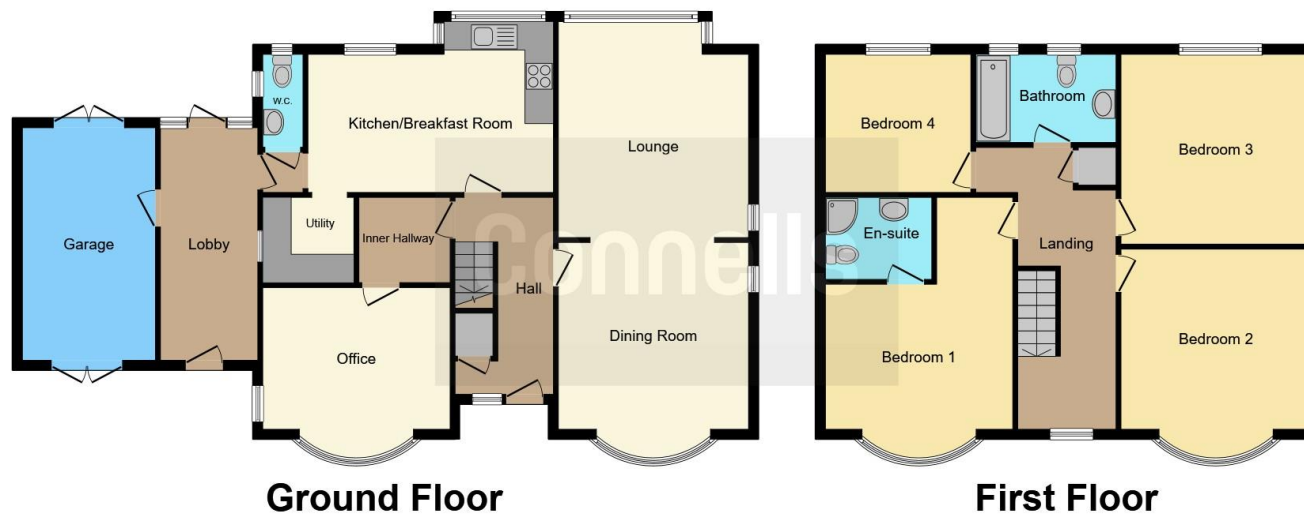












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**EPC Rating: E**

Tenure: Freehold

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