



Connells

Baron Court  
Peterborough





### Entrance Hall

Recently replaced, patterned double glazed front door with a matching frosted UPVC window to one side into the entrance hall. Oak effect laminate flooring, double radiator, coving to smooth ceiling with wooden doors into the dining room and cloakroom.

### Cloakroom

Wooden panels with dado rail, ceramic tiled flooring and comprising of a two piece suite to include a wash hand basin with mixer tap over and set within a vanity unit to include the WC with concealed cistern and dual flush. Heated towel rail, smooth ceiling and Georgian effect patterned UPVC double glazed window to the front.

### Dining Area

11' 10" x 9' 10" ( 3.61m x 3.00m )

Oak effect laminate flooring continuous from the entrance hall. Radiator, coving to smooth ceiling with smoke alarm and leading into the lounge area, UPVC patio doors into the garden room and door into kitchen.

### Kitchen

11' 3" x 9' 8" ( 3.43m x 2.95m )

Comprising a range of matching wall and base level gloss fitted units, Oak worktops and a Belfast sink. Leisure Cookmaster 101 double oven range with five ring hob and warming plate (included in the sale) with extractor hood above. Integral dishwasher and washing machine, space for a full standing fridge freezer, recently replaced gas boiler (servicing the hot water and central heating system) concealed behind one of the wall units. Ceramic tiled flooring, heated towel rail, coving to smooth ceiling with recess lighting and twin aspect Georgian style UPVC windows to side and front.

### Lounge Area

20' 7" x 11' 9" to inc staircase ( 6.27m x 3.58m to inc staircase )

Oak effect laminate flooring continuous from the dining area. TV and network points, vaulted tongue and groove panel ceiling, Georgian style UPVC double glazed window to the rear and double glazed patio doors into the garden room.

### Garden Room

15' 4" x 12' 2" ( 4.67m x 3.71m )

Being constructed of a brick base with UPVC double glazed windows surround, smooth ceiling with recess lighting. two double glazed panels in the roof. Radiator, telephone point, UPVC double glazed French doors into the rear garden and a half glazed patterned door through into the garage.





## First Floor Landing

Oak effect laminate flooring, radiator, door into the linen cupboard, coving to textured ceiling with smoke alarm, Georgian style UPVC double glazed window to the rear and doors off onto bedrooms and shower room.

## Master Bedroom

11' 10" x 10' 1" ( 3.61m x 3.07m )

Radiator, Oak effect laminate flooring continuous from the landing, coving to smooth ceiling and twin aspect Georgian style UPVC double glazed windows to the side and front. door through to the en-suite.

## En-Suite shower room

6' 1" x 4' 8" ( 1.85m x 1.42m )

Being fully tiled and comprising a three piece suite to include a quarter circle shower cubicle with a mains fed shower fitted, a wash hand basin with mixer tap over and set within a vanity unit and a WC with dual flush. Heated towel rail, shaver point, smooth ceiling with recess lighting and extractor and a patterned UPVC double glazed window to the front.

## Bedroom Two

10' 10" x 8' 2" plus walkway recess ( 3.30m x 2.49m plus walkway recess )

Radiator, Oak effect laminate flooring continuous from the landing, coving to smooth ceiling with access to loft and Georgian style UPVC double glazed window to the front.

## Bedroom Three

7' 11" x 7' 9" ( 2.41m x 2.36m )

Radiator, laminate flooring, coving to textured ceiling and Georgian style UPVC double glazed window to the rear.

## Shower Room

Being fully tiled and comprising a three piece suite to include a walk in double length shower with mains fed shower fitted, a wash hand basin with mixer tap over and set within a vanity unit to include the WC with concealed cistern and dual flush. Heated towel rail, smooth ceiling with recess lighting and extractor.

## Outside

The front garden is laid to lawn with a gravel driveway providing off road parking for several vehicles, which in turn leads to the garage.

## Garage

19' 1" x 8' 2" ( 5.82m x 2.49m )

With a utility area comprising of a range of cupboards and wall units and where the current owner has the fridge freezer and tumble dryer. Workshop area with power and lighting and Georgian style UPVC double glazed windows to the side. The garage is fitted with an up and over door.

## Outside

The front garden is laid to lawn with a gravel driveway providing off road parking for several vehicles, which in turn leads to the garage. Outside tap, outside light and storm canopy porch. Gated access to the rear garden and a paved bin storage area.

The rear garden is laid to lawn with mature and established planted areas, To the side is a gravel and pebble ornamental seating area and to the rear is a recently laid entertaining paved and gravel area. There sensor security light to the rear and the garden is surrounded by timber built fence and brick walls.















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EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

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