

for sale

£280,000



Clare Road Northborough Peterborough PE6 9DN

CHAIN FREE VILLAGE HOME

Located in the lovely village of Northborough is this four bedroom family home which benefits from extensive off road parking and a good sized enclosed rear garden. Contact our sales team for full details and to book your viewing 01733 579412



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Entrance Hall

Fully glazed patterned door into the entrance hall. Ceramic tiled flooring, telephone point, staircase to the first floor landing, smooth ceiling with smoke alarm and doors off onto the lounge, study and cloakroom.

Cloakroom

5' 6" x 5' 5" (1.68m x 1.65m)

Ceramic tiled flooring continuous from the entrance hall, half tiled to the walls, comprising a two piece suite to include a wash hand basin with mixer tap over and a WC with dual flush. Radiator, gas boiler servicing the hot water and central heating system, smooth ceiling and a patterned UPVC double glazed window to the front.

Study

11' 10" max x 8' 4" (3.61m max x 2.54m)

Radiator, shelving area, smooth ceiling and UPVC double glazed window to the front.

Lounge

14' 6" x 11' 10" (4.42m x 3.61m)

Radiator, TV point, laminate flooring, smooth ceiling and walkway through to the kitchen/diner/breakfast room.



Kitchen/Diner/Breakfast Room

15' 6" x 11' (4.72m x 3.35m)

Comprising a range of matching wall and base level units, granite worktop with sink and granite drainer, mixer tap with tiled splashbacks. Two ovens with four ring hob, integral dishwasher, breakfast bar area with granite worktop. Laminate flooring continuous from the lounge, radiator, smooth ceiling with recess lighting and two double glazed skylights. UPVC double glazed window to the rear, UPVC double glazed French doors to the side and leading onto the patio.

First Floor Landing

Smooth ceiling with smoke alarm and loft access. Doors off onto bedrooms and bathroom.

Bedroom One

14' 5" max x 9' (4.39m max x 2.74m)

Radiator, range of fitted wardrobes, door into further storage cupboard, smooth ceiling. two UPVC double glazed windows to the front. Door into en-suite.

En-Suite Shower Room

7' 4" x 5' 5" (2.24m x 1.65m)

Being half tiled to the walls, ceramic tiled flooring and comprising of a three piece suite to include a shower cubicle with mains fed shower, rainfall head and detachable hose. A wash hand basin set within a vanity unit and to include the WC with concealed cistern and dual flush. Heated towel rail, extractor, smooth ceiling with recess lighting and a patterned UPVC double glazed window to the front.

Bedroom Two

8' 7" x 7' 4" (2.62m x 2.24m)

Radiator, smooth ceiling with loft access and UPVC double glazed window to the rear.

Bedroom Three

8' 8" x 7' 3" (2.64m x 2.21m)

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

Bedroom Four

8' 5" x 7' (2.57m x 2.13m)

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

Family Bathroom

Comprising a three piece suite to include bath with taps, shower over and a shower screen. A wash hand basin with mixer tap over and a WC. Radiator, extractor and textured ceiling.

Outside

To the front of the property there is an extensive gravel and concrete driveway which provides off road parking for several vehicles. This in turn leads to double gated access into a car port which has a sensor light and electric vehicle charger. Door into utility.

To the rear is an extensive lawned garden with a paved patio area. there is a garden shed and the garden is surrounded by a timber built fence with gated access leading out.

Utility

11' 9" x 7' 5" (3.58m x 2.26m)

Plumbing for a washing machine, smooth ceiling with recess lighting and a half glazed patterned UPVC door to the rear.

Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.





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

To view this property please contact Connells on

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Property Ref: WRN305709 - 0003

Tenure:Freehold EPC Rating: E

Council Tax Band: B

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