

The Laurels, Nene Way, Sutton,
Peterborough PE5 7XB

Guide Price £700,000 -
£720,000



Elegant Country House

In Conservation Area

Stables

Approaching ½ Acre

Large Lounge

Garage and Carport

3 Bedrooms

Separate Dining Room

Viewing Essential





The Laurels
Nene Way
Sutton
Peterborough
PE5 7XB

GENERAL DESCRIPTION: This elegant detached Country House is built of stone with a collyweston and bradstone roof, and is set centrally within its plot which extends to approaching ½ an acre.

There is a lounge and separate dining room and 3 good bedrooms. Outside, various outbuildings include a stable block, large carport and a garage.

With views to the front overlooking a paddock, and backing onto paddock land at the rear, this home is in a lovely position. There is scope to further extend the house (STPP), and viewing is recommended.





LOCATION 'The Laurels' is located in the sought after village of Sutton which is picturesque and affords easy access to Stamford (7 miles), Peterborough (9 miles), and more locally, Castor and Ailsworth (2 miles) and the A1 (2 miles). Directly from the front door there are pleasant walks over open countryside.

COVERED VERANDAH 13' 9" x 9' 2" (4.2m x 2.8m) Max Open fronted and with uPVC double glazed roof set over paved flooring.

ENTRANCE HALL With entrance door having glazed insets, radiator, built in store cupboard, stairs to first floor with under stairs cupboard, uPVC double glazed window to the rear.

SITTING ROOM 17' 8" x 15' 5" (5.38m x 4.7m) Max A beautiful room featuring a limestone fireplace having inset cast iron wood burner, walk in uPVC double glazed bay window to the front, additional uPVC double glazed windows to the front and side, feature arched shelved display recesses set into one wall.

DINING ROOM 13' 1" x 12' 2" (4.0m x 3.7m) Max With uPVC double glazed windows to front and side, radiator, feature cast iron and tiled fire place, exposed wooden floor.

BREAKFAST ROOM 13' 1" x 11' 2" (4.0m x 3.4m) Max With ceramic tiled floor, radiator, uPVC double glazed windows to each side

KITCHEN 13' 1" x 7' 3" (4.0m x 2.2m) Max With 1½ bowl single drainer stainless steel sink unit, range of base units incorporating cupboards and drawers with worktops and eye levels, built in Calor gas hob with electric double oven under and extractor above, ceramic tiled floor, radiator, uPVC double glazed window to the rear.

SIDE HALL With door from outside, plumbing for washing machine, ceramic tiled floor, radiator, uPVC double glazed window to the rear, walk in shelved cupboard housing oil fired central heating boiler and with window to the rear and ceramic tiled floor.

CLOAKROOM/WC With high level flush WC, wash hand basin, radiator, window to the rear, ceramic tiled floor.

LANDING Accessed via a staircase with oak handrail and with uPVC double glazed window to the side on the half landing. This is a spacious landing with uPVC double glazed windows to either side, radiator.

BEDROOM 1 17' 9" x 13' 1" (5.4m x 4.0m) Max With a radiator, uPVC double glazed window to the front, access to the loft space which is fully insulated.

BEDROOM 2 13' 1" x 13' 1" (4.00m x 4.00m) Max With radiator, uPVC double glazed window to the front.

BEDROOM 3 13' 1" x 7' 3" (4.0m x 2.2m) Max Radiator, uPVC double glazed window to the rear, secondary loft access.

BATHROOM With low level WC, vanity wash hand basin with cupboards under, panelled bath, separate shower cubicle with independent shower. Additional separate bathroom storage cupboard, uPVC double glazed window to the side, ceramic tiled floor, fully tiled walls.

OUTSIDE

FRONT GARDEN The front garden is set behind dwarf stone wall with pedestrian gated access and path serving the property. Double gated access via gravelled drive provides parking for a number of vehicles and access to:-

GARAGE 19' 0" x 9' 10" (5.8m x 3.0m) Max With electric roller door, power and light. Adjacent to the garage is a:-

CARPORT 22' 0" x 10' 6" (6.7m x 3.2m) Max with light and power and height of 3 meters

ADDITIONAL OUTHOUSES Comprises of 2 Stables and a Workshop/Tack Room 4.8 x 2.3 meters with light and power. Woodstore:- 3.0 x 1.7 meters Covered Seating Building:- 3.5 x 1.9 meters With patio area.

REAR GARDEN The remainder of the grounds comprise of an extensive lawned area to one side of the property with ornamental cherry hedge providing some privacy from the rear garden with gravelled area and extensive lawn with numerous plants and shrubs. The garden backs onto paddock land.

Quentin Marks is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

For activities relating to regulated mortgages and non-investment insurance contracts, Sharman Quinney Holdings Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221



First Floor



Ground Floor

General Information: Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Freehold

Council Tax: Band F