

**6 Benams Close
Castor
PE5 7AW**

£325,000



Semi Detached House

3 Bedrooms

Downstairs WC

Sought After Location

Refitted Bathroom

Backs Onto Allotments

Fantastic Outdoor Space

Large Breakfast Kitchen

NO CHAIN



GENERAL DESCRIPTION:

Beautifully presented throughout, and having a lovely garden complete with home office and outside bar/entertaining area, this spacious 3 bedroomed semi detached house enjoys a pleasant position backing onto allotments.

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Downstairs there is a WC, large breakfast/kitchen featuring bifold doors opening to the garden.

There are good sized bedrooms upstairs and a refitted bathroom.

The boiler is replaced with a combi boiler, and off road parking leads to a converted garage.



ENTRANCE HALL

With stairs to first floor, radiator, composite and double glazed door and side screens.

CLOAKROOM

With low level WC, wash hand basin, uPVC double glazed window to the front, radiator.

LOUNGE 17' 9" x 11' 6" (5.4m x 3.5m) Max

With 2 radiators, TV point, uPVC double glazed window to the front, pair of uPVC French doors to the garden, built in cupboard.

KITCHEN 17' 9" & 14' 9" x 14' 9" (5.4m & 4.5m x 4.5m) Max

With deep white glazed Belfast sink unit, range of base units with granite worktops and eye level cupboards, Island unit with granite work surface, plumbing for washing machine, plumbing for dishwasher, cupboard housing gas combi boiler, bifold doors to the rear garden.

LANDING

With built in shelved cupboard, built in book shelving, uPVC double glazed window to the front.

BEDROOM 1 15' 1" x 8' 6" (4.6m x 2.6m) Max

Extensively fitted with a range of wardrobes, bedside tables and drawer units, uPVC double glazed windows to front and side, built in cupboards over stairs.

BEDROOM 2 13' 5" x 9' 2" (4.1m x 2.8m) Max

With uPVC double glazed window to the rear, radiator.

BEDROOM 3 11' 2" x 6' 7" (3.4m x 2.0m) Max

With radiator, extensive range of fitted wardrobes having hanging rail and shelving, uPVC double glazed window to the rear, built in shelved cupboard.

BATHROOM

Refitted with low level WC, pedestal wash hand basin, panelled bath with Triton electric shower above, heated towel rail, fitted wall cupboard, uPVC double glazed window to the rear.

OUTSIDE

FRONT GARDEN

There is a lawned front garden, with driveway providing off road parking. What was a garage is now an area divided into 2 parts providing useful storage.

REAR GARDEN

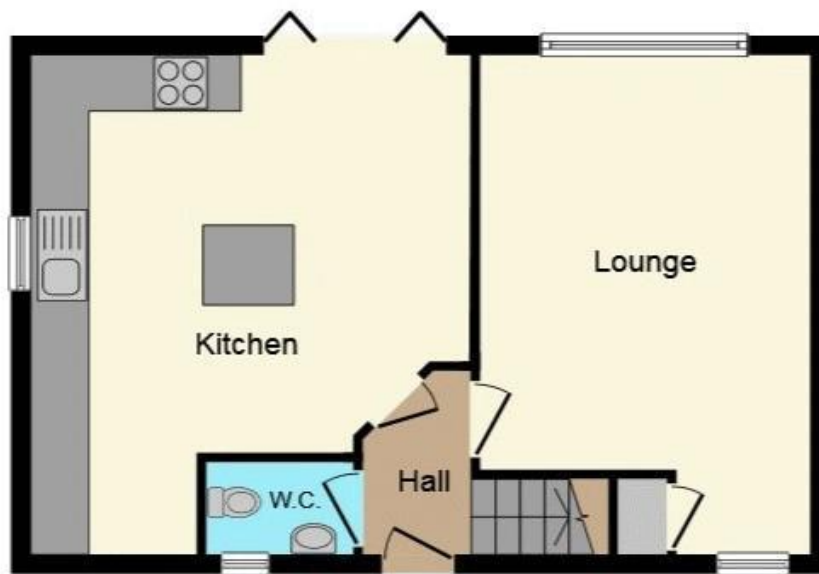
The rear garden is a lovely feature being of a good size, and with paved patio and lawn beyond with pond and decking features, all backing onto allotments. Within the garden is a fabulous bar/entertaining area, and also a :-

HOME OFFICE 15' 5" x 9' 6" (4.7m x 2.9m) Max

With uPVC double glazed window to the side, sliding patio doors to the garden, light and power, and insulated. It should be noted that this is a really useful addition, and has numerous uses.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 B