



Larklands, Peterborough  
guide price £530,000 **Freehold**

**QUENTIN  
MARKS**





# Key Features



- Extended Family Home
- Beautifully Presented
- Open Plan Living/Dining/Kitchen
- Snug/Playroom/Family Room
- Lounge with Woodburner

## HALL

With uPVC double glazed entrance door, radiator, stairs to first floor, Nest central heating thermostat, recessed ceiling downlighters.

## CLOAKROOM

With low level WC, pedestal wash hand basin, extractor, heated towel rail.

## KITCHEN/LIVING/DINING SPACE

This is a wonderful open plan living space with 2 distinct areas, having kitchen extensively fitted with a range of base units incorporating cupboards and drawers with worksurfaces above, having inset single drainer china sink unit, integral dishwasher, uPVC double glazed window to the rear, ceramic tiled floor, modern radiator, range cooker, space for fridge freezer. This kitchen area





opens to the sitting room/dining space with TV point, radiator, Velux roof light, pair of uPVC double glazed French doors to the rear garden, uPVC double glazed window to the side.

**UTILITY ROOM 8' 2" x 6' 3" (2.5m x 1.9m) Max**  
With worksurface, plumbing for a washing machine, space for freezer, uPVC double glazed door to the rear, uPVC double glazed door to the side, built in cupboard housing Glow Worm gas central heating boiler, door to the garage.

**SNUG 11' 10" x 7' 7" (3.6m x 2.3m) Max**  
With uPVC double glazed window to the front, modern radiator, built in cupboard.

**LIVING ROOM 16' 1" x 12' 10" (4.9m x 3.9m) Max**  
With wood burner set in fireplace with granite hearth and oak mantle over, TV point, uPVC double glazed window to the front.

#### LANDING

**BEDROOM 1 13' 1" x 12' 10" (4.0m x 3.9m) Max**  
With extensive range of fitted wardrobes having hanging rail and shelving. radiator, uPVC double glazed window to the front, TV point.

#### EN-SUITE

Refitted and comprising vanity wash hand basin with cupboards under, concealed flush WC, walk in shower area with rain head shower and separate wand fitting, heated towel rail, modern





## Ground Floor

radiator, uPVC double glazed window to the front, airing cupboard, separate store cupboard, ceramic tiled floor.

**BEDROOM 2** 12' 2" x 9' 10" (3.7m x 3.0m) Max  
With radiator, uPVC double glazed window to the rear.

**BEDROOM 3** 13' 1" x 8' 6" (4.0m x 2.6m) Max  
With twin aspect uPVC double glazed windows to the side and rear, radiator.

**BEDROOM 4** 7' 7" x 9' 6" (2.3m x 2.9m) Max  
With uPVC double glazed window to the rear, radiator.

### BATHROOM

Comprising low level WC, pedestal wash hand basin, double ended bath, separate shower cubicle with mira shower, heated towel rail, fully tiled walls uPVC double glazed window to the side.

### OUTSIDE

#### FRONT GARDEN


To the front the garden is mainly laid to lawn, with gravelled driveway providing off road parking for a number of vehicles and access to :-

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