

1 Barford Close
Botolphs Green
Peterborough PE2 7ZH

Guide Price £300,000 - £315,000



Detached House

Downstairs WC

Popular Location

3 Double Bedrooms

Breakfast Kitchen

Single Garage

Ensuite To Master

Conservatory

Viewing Recommended



GENERAL DESCRIPTION:

This modern detached house is situated in a sought after location being in the Botolphs Green area of Orton Longueville.

There is a downstairs WC, lounge, kitchen/diner and large conservatory. Upstairs the house benefits from having 3 double bedrooms and features an ensuite to the master.

From the house, there are walks into Peterborough City Centre and into Ferry Meadows Country Park.

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ENTRANCE HALL

With composite and double glazed entrance door, ceramic tiled floor.

CLOAKROOM

Refitted with low level WC, pedestal wash hand basin, radiator, ½ tiled walls, uPVC double glazed window to the front.

LOUNGE 15' 1" x 13' 9" (4.6m x 4.2m) Max

With uPVC double glazed windows to the front and side, TV point, laminate floor, pair of part glazed doors to:-

KITCHEN/DINER 15' 1" x 9' 10" (4.6m x 3.0m) Max

With single drainer composite sink unit, range of base units incorporating cupboards and drawers with worktops and eye levels above, built in gas hob with double oven below and extractor above, integrated dishwasher, uPVC double glazed window to the rear, radiator, ceramic tiled floor, sliding double glazed patio doors.

CONSERVATORY 14' 9" x 8' 10" (4.5m x 2.7m) Max

Of a brick and uPVC double glazed construction, with uPVC double glazed French doors to the side and rear.

FIRST FLOOR LANDING

BEDROOM 1 11' 2" x 9' 2" (3.4m x 2.8m) Max

With radiator, uPVC double glazed window to the front, laminate flooring, built in wardrobe.

EN-SUITE

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

BEDROOM 2 10' 6" x 9' 2" (3.2m x 2.8m) Max

With radiator, uPVC double glazed window to the rear, access to loft space.

BEDROOM 3 10' 2" x 8' 10" (3.1m x 2.7m) Max

With radiator, walk in uPVC double glazed dormer window to the front.

BATHROOM

With low level WC, pedestal wash hand basin, pannelled bath with independent electric Mira shower over, radiator, uPVC double glazed window to the rear.

OUTSIDE

FRONT GARDEN

The front garden is set to paving, with driveway alongside the house leading to :-

REAR GARDEN

The rear garden is fully enclosed and has a paved patio area and lawn, with borders.

GARAGE 19' 0" x 8' 10" (5.8m x 2.7m) Max

With plumbing for washing machine, mains water tap, up and over door, Glow Worm gas boiler.

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Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 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 D