



Manor Drive, Baston PETERBOROUGH
OIEO £350,000 **Freehold**

**Sharman
Quinney**

Key Features



- Village Location
- Detached House
- Four Bedrooms
- Refitted Kitchen/Dining Room
- En Suite

Accommodation Includes

Entrance Porch
Doors opening to:

Entrance Hall
Stairs to first floor and landing, radiator,
understairs storage cupboard.

Lounge
7.80m x 3.80m (25'7" x 12'6"). Picture window to
front aspect, radiator, open fire with feature
fireplace and wood surround, radiator, patio doors
opening onto rear garden, wood effect flooring.



Kitchen Dining Room

5.20m x 3.95m (17'1" x 13'). Refitted and comprising a range of base and eye level units with worktops over, integrated oven, gas hob and extractor, sink with mixer tap, integrated dishwasher and integrated washing machine, space for fridge freezer, dining space, French doors opening to rear garden.

Inner Lobby

Courtesy door leading to single garage.

Cloakroom

Comprising a two piece suite, wc and wash hand basin, wall mounted boiler, window to side.

Stairs to first floor and landing

Loft access, airing cupboard.

Bedroom One

4.65m x 2.40m (15'3" x 7'10"). Window to front aspect, radiator, door to:

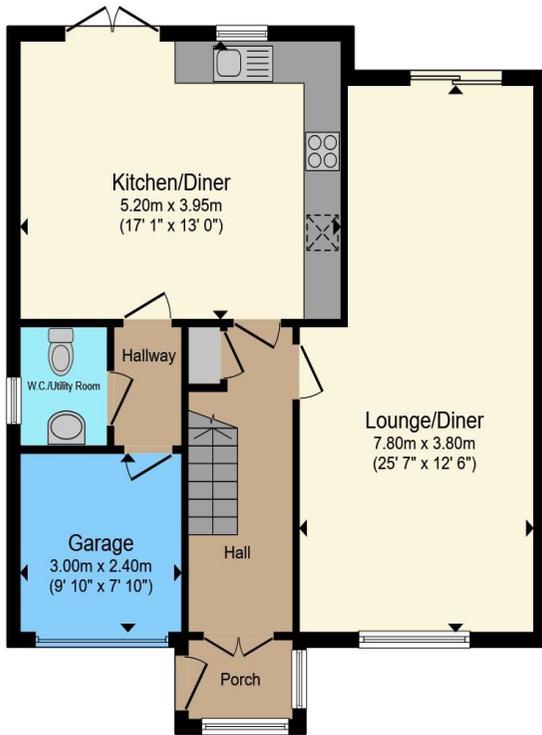
En Suite

Three piece suite comprising double shower cubicle, wc, wash hand basin, fully tiled and wood effect flooring..

Bedroom Two

4.00m x 3.80m (13'1" x 12'6"). Window to front aspect, radiator, built in double wardrobe.





Ground Floor



First Floor

Total floor area 131.3 m² (1,414 sq.ft.) approx

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Bedroom Three
3.10m x 3.00m (10'2" x 9'10"). Window to front, radiator, storage cupboard.

Bedroom Four
2.75m x 2.45m (9' x 8). Window to rear, radiator, built in wardrobe.

Shower Room
Three piece suite comprising wc, walk in shower, wash hand basin with vanity unit, window to rear aspect.

Outside
To the rear the garden is of generous size with lawns, shrub borders, patio seating area and fields to the rear. The garden is enclosed with panel fencing and side gate access. To the front the garden is laid to lawn with paved driveway providing ample parking leading to a single garage with metal up and over door and courtesy rear door.

To view this property call Sharman Quinney on:
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 25 Market Place, Market Deeping,
PETERBOROUGH, Cambridgeshire, PE6 8EA

 marketdeeping@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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