

for sale

offers in excess of **£300,000**



Long Pasture Peterborough PE4 5AX

"Simply Sensational"

If you want a stylish and practicable family home then look no further. This property offers the complete family package with four bedrooms, vaulted ceiling to main bedroom & en suite, open kitchen/breakfast/dining room, utility, cloakroom and much more. Call us today.



Long Pasture Peterborough PE4 5AX

Entrance Porch

Half glazed patterned double glazed door into the entrance porch with windows to the front and a fully glazed frosted door into the main entrance.

Entrance Hall

Laminate flooring, door into storage cupboard, staircase to first floor landing, coving to smooth ceiling and walkway through to the lounge.

Lounge

14' 10" x 14' 8" (4.52m x 4.47m)

Laminate flooring continuous from the entrance hall, double radiator, understairs storage cupboard, TV and telephone points, feature fireplace, coving to smooth ceiling, UPVC double glazed French doors into the rear garden and a fully glazed door into the kitchen/breakfast/dining room.

Kitchen/Breakfast/Dining Room

Dining Area 17'9 x 11'5

Laminate flooring continuous from the lounge, wall mounted panel radiator, door into storage cupboard, UPVC double glazed window to the front and UPVC double glazed French doors with matching full size window into the rear garden. Open plan into the kitchen area.

Kitchen area 11'2 x 10'3

Comprising a range of matching wall and base level gloss units, worktops with splashbacks and a single drainer sink with mixer tap over. Built in oven with microwave, Hotpoint four ring induction hob with splashback and extractor, integral dishwasher. Panel wall mounted radiator, smooth ceiling with recess lighting and mains fed smoke alarm. UPVC double glazed window to the rear and a walkway through to the utility.



Utility

6' 11" x 6' 7" (2.11m x 2.01m)

Comprising of a worktop with matching base level units, space for a full standing fridge freezer and plumbing for washing machine. Radiator. laminate flooring continuous from the kitchen area, smooth ceiling with recess lighting and mains fed smoke alarm. UPVC double glazed window to the front and a half glazed UPVC door slide, plus a sliding door into the downstairs cloakroom.

Cloakroom

Comprising of a two piece suite to include a wash hand basin with mixer tap, tiled splashbacks and set within a vanity unit, plus a WC with dual flush. Radiator, laminate flooring continuous from the utility, extractor, smooth ceiling and UPVC double glazed window to the front.

First Floor Landing

Door into cupboard housing the gas boiler which services the hot water and central heating system, textured ceiling with loft access, UPVC double glazed window to the front. Doors off onto bedrooms and an inner hallway which leads to the master bedroom.

Entrance To Bedroom One

9' 5" x 3' 5" (2.87m x 1.04m)

Laminate flooring, radiator, smooth ceiling with recess lighting, walkway through to the main bedroom and opening into the en-suite

Bedroom One

14' 11" to front of fitted wardrobes x 10' 3" (4.55m to front of fitted wardrobes x 3.12m)

Radiator, TV point, laminate flooring, four sliding frosted glass doors into the fitted wardrobe with hanging rails and shelving. Smooth vaulted ceiling with recess lighting, two double glazed Velux skylights with bespoke blackout blinds and a UPVC double glazed window to the rear.

En-Suite

Comprising of a three piece suite to include a shower cubicle with bifold door and fitted with a mains fed shower, a wash hand basin with mixer tap over and set within a vanity unit plus a WC with dual flush. Smooth ceiling with recess lighting and extractor. UPVC double glazed window to the side.

Bedroom Two

9' 10" plus door recess x 8' 10" to front of fitted wardrobe (3.00m plus door recess x 2.69m to front of fitted wardrobe)

Radiator, TV point, range of sliding doors into fitted wardrobe with hanging rail and shelving, textured ceiling and UPVC double glazed to the rear.

Bedroom Three

10' 8" x 8' 6" (3.25m x 2.59m)

Radiator, laminate flooring, textured ceiling and UPVC double glazed window to the rear.

Bedroom Four

7' 10" plus door recess x 6' 8" (2.39m plus door recess x 2.03m)

Radiator, laminate flooring, door into an upstairs storage cupboard, textured ceiling and UPVC double glazed window to the front.

Family Bathroom

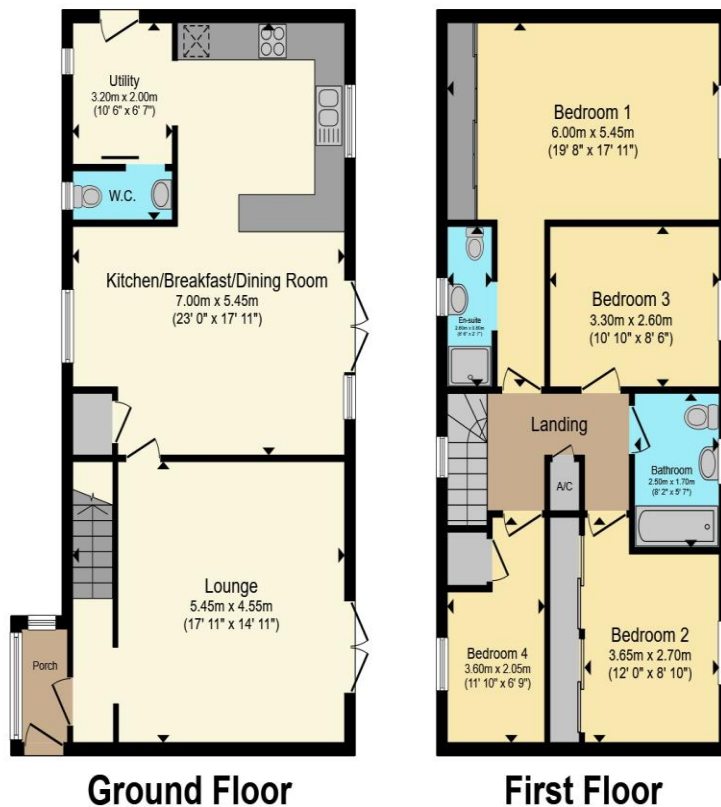
Being part tiled and comprising of a three piece suite to include a bath with mixer tap over, Triton shower over and a shower screen, a wash hand basin with mixer tap which is set within a vanity unit and a WC with dual flush. Heated towel rail, smooth ceiling with recess lighting and extractor and two frosted UPVC double glazed windows to the rear.

Outside

To the front of the property there is off road parking and gated access leading to the rear garden.

The rear garden is laid to lawn with planted side borders, timber built shed, sensor security light, outside tap and a raised decked seating area with further outside light.





Total floor area 128.9 m² (1,387 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref: WRN303371 - 0002

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

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