



Maffit Road, Ailsworth Peterborough
offers in excess of £525,000 **Freehold**

QUENTIN
MARKS



Key Features



- Spacious Family Home
- Well Presented
- 4 Bedrooms + Ensuite
- Study
- Refitted Kitchen / Diner

This beautifully presented detached family home, situated in the highly sought after village of Ailsworth, has been thoughtfully improved by the current owners and offers spacious, versatile accommodation ideal for modern family living.

A notable enhancement is the garage loft conversion, which provides a useful hobbies room or occasional fifth bedroom, complete with its own en-suite facilities.

The kitchen and dining room have been skilfully combined to create an impressive open-plan living space, perfectly suited to contemporary lifestyles. The kitchen part of this space is extensively fitted with a comprehensive range of wall and base units, cupboards, and drawers, alongside a selection of integrated appliances, including a larger fridge, freezer, induction hob, eye-level oven, microwave, and integrated bin storage. There is an island unit, and all worksurfaces are in a quartz finish.

The property further benefits from a spacious living room which features a woodburner set in stone fireplace, a dedicated study ideal for home working, and a downstairs WC. Bi-fold doors from the dining area open into a

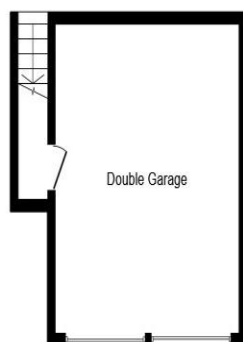




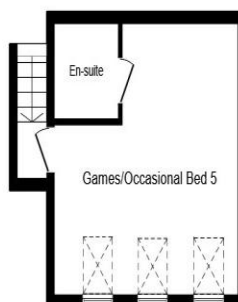
Ground Floor



First Floor



Garage Ground Floor



Garage First Floor

conservatory, providing additional reception space and excellent connection to the garden.

To the first floor are four well-proportioned bedrooms, with the principal bedroom being a particular highlight, featuring fitted wardrobes and a stylish en-suite shower room. The spacious family bathroom includes both a bath and separate shower.

Externally, the property offers off-road parking for two vehicles to the front, leading to a double garage with electric roller doors. The rear garden is attractively landscaped, featuring a composite decking area, lawn beyond, a pond, and well-stocked borders.

Early viewing is highly recommended to fully appreciate the space, versatility, and quality this superb family home has to offer.

Study	2.7m x 2.06m (8'10" x 6'9").
Lounge	6.3m x 3.5m (20'8" x 11'5").
Kitchen diner	6.09m x 4.16m (19'11" x 13'7").
Conservatory	3.45m x 3.0m (11'4" x 9'10").
Utility room	2.16m x 2.02m (7'1" x 6'7").
Bedroom 1	6.34m x 3.54m (20'9" x 11'7").
Bedroom 2	3.15m x 3.07m (10'4" x 10'1").
Bedroom 3	3.19m x 2.26m (10'5" x 7'5").
Bedroom 4	3.09m x 2.88m (10'1" x 9'5").
Double garage	5.3m x 4.9m (17'4" x 16'1").
Games room / occasional Bedroom 5	3.6m x 4.9m (11'9" x 16'1").

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Quentin Marks on:

01778 391600

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01778 391600

 2 West Street, Bourne, Lincs, PE10 9NE

 sales@quentinmarks.co.uk

 www.quentinmarks.co.uk



SCAN FOR MORE
INFORMATION



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SQB100699 - 0009

