



**Connells**

Elton Road  
Stibbington Peterborough



## Property Description

### Entrance Porch

UPVC double glazed French doors with matching side windows into the entrance porch. Original leaded and stained glass front with matching windows either side into Reception Hall.

### Reception Hall

Three radiators, wooden flooring, fitted reception desk/bar, coving to papered ceiling with smoke alarm and doors into master bedroom, Jack & Jill bathroom, bedroom three, home office/bedroom four, laundry room/bedroom five, lounge, cloakroom & walk way through into rear/side lobby.

### Cloakroom

Comprising of a two piece suite to include a wash hand basin with taps over and tiled splash backs, WC with duel flush, coving to papered ceiling with access to loft & patterned window to side.

### Master Bedroom

Double radiator, range of fitted wardrobes with dresser, draws and matching bedside draws, coving to papered ceiling, stained kingfisher themed oculus UPVC window & UPVC bow window to front. Door into the dressing room.

### Dressing Room

Double radiator, exposed floorboard flooring, papered ceiling, double glazed patio doors into inner courtyard and door into Jack & Jill bathroom.

### Inner Courtyard

### Jack & Jill Bathroom

Fully tiled and comprising a five piece suite to include shower cubicle with mains fed shower fitted, his and hers wash hand basin with taps over set within a vanity unit, bath with mixer taps over & shower attachment & WC. Radiator, heated towel rail, doors into airing cupboard & coving to smooth ceiling with extractor.

### Bedroom Three

Double radiator, range of fitted wardrobes, draws and bedside cabinets, coving to papered ceiling and UPVC double glazed bow window to front.

### Laundry Room / Bedroom Five

Radiator, range of fitted wall and base level units, worktops, tiled flooring, coving to papered ceiling, UPVC double glazed window to the rear.

### Home Office / Bedroom Four

Fitted wardrobe, wash hand basin set within a vanity unit, laminate flooring and UPVC double glazed window to the side.

### Side / Rear Lobby

Double radiator, ceramic tiled flooring, coving to papered ceiling, UPVC double glazed window to side, UPVC patio doors to the rear, Door into shower room.

### Shower Room

Comprising a four piece suite to include a shower cubicle with mains fed shower fitted, wash hand basin with mixer tap over and tiled splashbacks, WC with duel flush & bidet. Heated towel rail, coving to papered ceiling & extractor, stained kingfisher themed oculus UPVC window to front.

## Lounge

Double & single radiator, floor-to-ceiling stone fireplace, TV & Telephone point, staircase to first floor landing, coving to papered ceiling, two UPVC double glazed bow windows to side, two UPVC lancet windows to rear, archway to dining room & French doors with matching windows leading to the conservatory.

## Conservatory

Being constructed of a brick base with wood grain effect UPVC double glazed windows surround, a peaked glass roof, ceramic tiled flooring and French doors leading out to the rear garden.

## Dining Room

Two radiators, coving to smooth ceiling, patterned oculus window, coving to papered ceiling, UPVC double glazed French doors with matching windows to either side onto the rear garden and door leading into the kitchen/breakfast room.

## Kitchen / Breakfast Room

Comprising a range of matching gloss wall and base level units, double porcelain sinks with mixer taps over, marble worktops, centre island/breakfast bar also with marble worktops. Built in Samsung double oven, grill, microwave and 4 ring hob, integral dishwasher & fridge freezer. Space for American style fridge freezer, Smooth ceiling with recess lighting & Roof lantern, underfloor heating and two UPVC double glazed window to either side and UPVC double glazed door to the side. Doors into walk in pantry and gym/studio.

## Pantry

Shelving & light.

## Gym / Studio

This was previously used as a double garage, now converted into a gym with radiator, smooth ceiling with access to loft and two UPVC double glazed windows to the front.

## First Floor Landing

Staircase from the lounge leading up to a spacious landing area with two Velux windows and useful storage & door leading to bedroom two.

## Bedroom Two

Two electric radiators, UPVC double glazed windows to either side, smooth ceiling with recess lighting & doors into walk in wardrobe and en-suite.

## Walk In Wardrobe

Hanging rails, shelving & light.

## En-Suite Bathroom

Comprising of a four piece suite to include shower cubicle, wash hand basin with mixer taps over & tiled splashbacks set within a vanity unit & WC with dual flush & concealed cistern & bidet. Heated towel rail, ceramic tiled flooring, extractor, smooth ceiling & frosted UPVC double glazed window to side.

## Outside

Set on a private and generous plot. To the front of the property is an extensive block paved driveway providing off road parking for several vehicles with electric gates. The extensive gardens surround the property and comprises of lawned and gravel areas with a vegetable patch and mature established planted areas. There is a extensive paved patio area, perfect for entertaining plus a timber built garden shed.









Total floor area 379.9 m<sup>2</sup> (4,089 sq.ft.) approx

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EPC Rating: E Council Tax  
 Band: F

Tenure: Freehold

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Property Ref: WRN305396 - 0005