



Peterborough Road, Ailsworth Peterborough
£350,000 **Freehold**

**QUENTIN
MARKS**



Key Features



- Spacious Family Home
- Beautifully Presented
- Lovely Lounge
- Breakfast Kitchen
- Utility Room

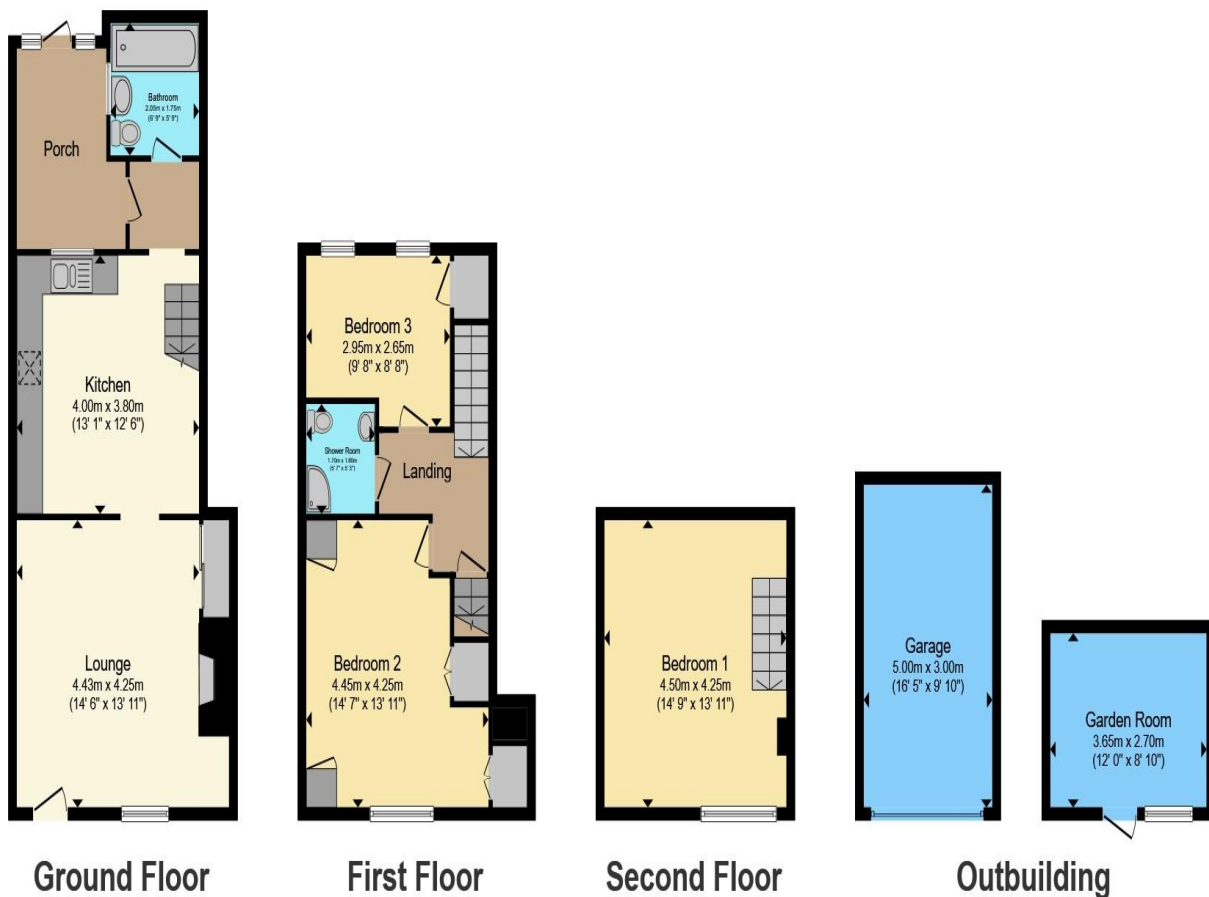
Beautifully presented throughout, this charming 3 storey property has been thoughtfully improved by the current owner and offers well-balanced, versatile accommodation.

You enter the home via a replacement entrance door with attractive stained-glass panels, leading into a delightful living room. This inviting space features a UPVC double-glazed window to the front with fitted shutters, along with bespoke shelving set into a recess.

To the rear, the spacious kitchen is extensively fitted with a range of base units incorporating cupboards and drawers, complemented by work surfaces and matching eye-level units. There is a glass hob with extractor over, a built-in double oven, plumbing for a dishwasher, and a useful built in breakfast seating area with storage beneath.

A rear lobby provides access to the bathroom, which is fitted with a low-level WC, a vanity wash hand basin with storage below, and a bath with shower attachment. There is also a utility porch offering an





Total floor area 135.4 sq.m. (1,457 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



integrated washer dryer, additional cupboards, and further storage space, along with a door leading out to the rear garden.

On the first floor are two well-proportioned bedrooms. The generous front bedroom benefits from multiple built-in wardrobe cupboards and additional storage, while the rear bedroom comfortably accommodates a double bed and features two double-glazed windows along with a built-in cupboard housing the gas-fired central heating boiler. Also on this floor is a refitted shower room comprising a low-level WC, vanity wash hand basin, and a large shower cubicle.

The second floor is dedicated to an impressive master bedroom, enjoying a double-glazed window to the front and access to the loft space.

Outside, the south-facing rear garden is a particular highlight, featuring a paved patio leading to a lawned area. A pedestrian gate at the rear provides access to a garage, which is approached via a rear roadway. At the end of the garden is a highly useful garden room (3.68m x 2.7m), which is insulated and equipped with power, lighting, an infrared heater, and glazed panels with a door to the front-ideal for a home office or studio.

Viewing of this lovely home is highly recommended.

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: SQB100644 - 0005