



Connells

Back Lane
Eye Peterborough

Back Lane Eye Peterborough PE6 7TA

for sale guide price
£350,000 - £375,000



Entrance Hall

Half glazed frosted door with frosted window to one side into the entrance hall. Double radiator with cover, parquet flooring, staircase to first floor landing, coving to smooth ceiling and doors off onto the breakfast area, bathroom, bedroom four and lounge

Lounge

17' 5" x 13' 9" (5.31m x 4.19m)

Radiator, TV & telephone points, living flame gas fire with feature surround, coving to smooth ceiling and a double glazed window to the front. Double doors opening into the games room.

Games Room

23' 8" x 16' 8" (7.21m x 5.08m)

Two double radiators, TV and telephone points, dado rail shelving, coving to smooth ceiling with spotlights, double glazed window to the front. Leading to the bar area.

Bar

7' 7" x 3' (2.31m x 0.91m)

Stable door bar and double glazed patio doors into the rear garden.

Bedroom Four/Study

8' x 7' 1" (2.44m x 2.16m)

Radiator, coving to textured ceiling and a double glazed window to the front.

Bathroom

Being half tiled with ceramic tiled flooring and comprising of a three piece suite to include a bath with taps over, wash hand basin with taps over and a WC. Double radiator, coving to textured ceiling and a frosted double glazed window to the side.

Breakfast Area

13' 8" max x 8' 4" (4.17m max x 2.54m)

Double radiator, TV and telephone points, door into storage cupboard, coving to smooth ceiling with recess lighting, fully glazed double doors into the dining room, window to side and walkway through to the kitchen.

Kitchen

13' 8" x 10' 3" (4.17m x 3.12m)

Comprising a range of matching wall and base level units, concealed lighting to the wall units, worktops and a one and a half single drainer sink with mixer tap and tiled splashbacks. Rangemaster 110 fitted with Rangemaster extractor hood above, integral dishwasher, fridge and freezer. Ceramic tiled flooring, coving to smooth ceiling with recess lighting, double glazed window to side/rear and a fully glazed door to the side/ rear into the rear garden.

Dining Room

13' x 8' 4" (3.96m x 2.54m)

Double radiator, coving to smooth ceiling with ceiling centre rose and a double glazed window to the rear.

First Floor Landing

Four mirror fronted sliding doors into fitted wardrobes, coving to smooth ceiling, door into the airing cupboard housing the cylinder water tank, doors off onto bedrooms and shower room.

Master Bedroom Dressing Area

11' 10" x 5' 9" to frt fitted wrobes (3.61m x 1.75m to frt fitted wrobes)

Range of fitted wardrobes with hanging rail, shelving, dresser unit, dressing area and drawers. Coving to smooth ceiling with access to loft, walkway through to the main bedroom.

Master Bedroom Main Area

17' 4" x 10' 3" sloping ceiling (5.28m x 3.12m sloping ceiling)

Double radiator, TV and telephone points, door into eaves, coving to smooth ceiling with recess lighting, double glazed window to the front and door through to the en suit

Master Bedroom En-Suite

9' x 7' 1" (2.74m x 2.16m)

Being fully tiled to the bath area and half tiled to the remainder and comprising a four piece suite to include a bath with mixer tap and shower over, wash hand basin with mixer tap, WC and bidet. Radiator with heated towel rail, coving to smooth ceiling with recess lighting and a frosted double glazed window to the rear.

Bedroom Two

14' 4" max x 11' 1" max (4.37m max x 3.38m max)

Double radiator, door into storage eaves, coving to textured ceiling and a double glazed window to the front.

Bedroom Three

12' x 9' 11" (3.66m x 3.02m)

Double radiator, telephone point, coving to textured ceiling and double glazed window to the front.

Shower Room

Being fully tiled and comprising a three piece suite to include a shower cubicle with shower and body jets, wash hand basin with mixer tap and a WC with dual flush. Heated towel rail, smooth ceiling with recess lighting and a frosted double glazed window to the rear.

Outside

The front garden is a paved and ornamental with a brick wall surround and a path to the front door. To the side is a Tarmac driveway which leads to double gated access and provides off road parking for several vehicles and leads to the double garage

The rear garden is laid to lawn with mature, established side borders and a paved patio seating area.

Double Garage

Fitted with a metal up and over door

Outbuilding

Brick built with two windows

Further Outbuilding

Brick built with wall mounted heater, laminate flooring, dado rail, coving to smooth ceiling with access to loft, windows to side and front.

Agents Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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'





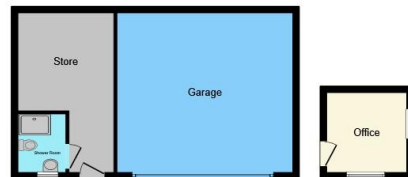




Ground Floor



First Floor



Outbuilding

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.focalagent.com

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