



Colton Close, Baston, Peterborough
£350,000 **Freehold**

**Sharman
Quinney**

Key Features



- Detached Home
- Three Bedrooms
- Lounge/Dining Room
- Master En Suite
- Conservatory

Wonderful three bedroom detached home located in a private cul de sac in the delightful village of Baston. On the ground floor the property comprises of lounge dining room leading to a conservatory, kitchen, utility room and cloakroom. To the first floor there are three bedrooms with master ensuite, and family bathroom. Outside there is a private enclosed rear garden and to the front a driveway provides ample parking leading to a single garage. Viewing of this delightful village home is highly recommended.

Accommodation Includes

Front Door to:

Entrance Hall

Radiator, stairs to first floor and landing, understairs storage cupboard.

Cloakroom

Comprising wc, vanity wash hand basin, radiator, window to front.



Lounge

3.20m x 5.38m (10'6" x 17'8"). Window to front aspect, electric fire with feature fireplace surround, radiator, archway to:

Dining Area

3.20m x 3.10m (10'6" x 10'2"). Incorporating bar space, bifold doors opening to:

Conservatory

6.50m x 3.20m (21'4" x 10'6"). French door to side, bifold doors opening to rear garden.

Kitchen

4.10m x 3.10m (13'5" x 10'2"). Comprising a range of base and eye level units with worktops over, sink, double oven, window to rear, plumbing for dishwasher, space for fridge freezer, radiator, door to:

Utility Room

2.70m x 2.15m (8'10" x 7'1"). Sink window to rear, door to side, plumbing for washing machine, space for fridge freezer, internal door to single garage, power, light and boiler.

Stairs to first floor and landing

Loft access airing cupboard, radiator.

Bedroom One

3.85m x 3.65m (12'8" x 12'). Window to front, radiator, door to:

En Suite

Comprising shower cubicle, vanity wash hand basin with cupboard below, wc, window to front heated towel rail.





Ground Floor



First Floor

Total floor area 158.1 m² (1,702 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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Bedroom Two
3.65m x 3.15m (12' x 10'4"). Window to rear, radiator.

Bedroom Three
3.70m x 2.50m (12'2" x 8'2"). Window to rear, radiator.

Family Bathroom
Comprising panel bath, shower, vanity wash hand basin with cupboard below, wc, window to rear.

Outside
The enclosed rear garden is laid to lawn with patio area, shed, timber fence surround with side gate access. To the front of the property there is a gravelled driveway providing parking for up to four vehicles and leads to a single garage with electric door and courtesy door to utility room.

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.

Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

To view this property call Sharman Quinney on:
01778 343322

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

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