



Cardyke Drive, Baston, Peterborough  
**£390,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Woodland/Field Views
- Village Location
- Conservatory
- Detached Home
- Four Bedrooms

## Accommodation Includes

### Door to:

#### Entrance Hall

Stairs to first floor and landing, radiator, understairs storage cupboard.

#### Cloakroom

Comprising WC, wash hand basin, radiator, window to rear.

#### Dining Room

Window to front aspect, radiator, serving hatch.

#### Lounge

Window to front aspect, brick-built fireplace with wood burner, two radiators, French doors to rear aspect.



### Kitchen

Range of base and eye level units with worktops over, space for fridge freezer, plumbing for washing machine, eye level electric oven, five ring gas hob and extractor, sink, tiled floor, radiator, two windows to rear aspect, archway opening to:

### Breakfast room

Door and window to front aspect, patio doors to:

### Conservatory

Brick built with insulated roof, door to side opening to rear garden.

### Stairs to First Floor and Landing

Loft access, airing cupboard housing combination boiler.

### Master Bedroom

Two windows to front aspect, built in double wardrobe, radiator, door to:

### En Suite

Comprising shower cubicle, WC, pedestal wash hand basin, radiator, window to front aspect.

### Bedroom Two

Two windows to front aspect, radiator, built in double wardrobe.

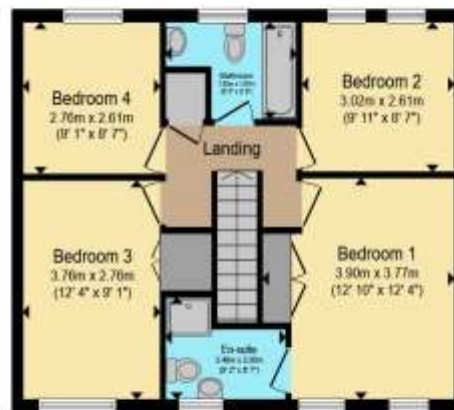
### Bedroom Three

Two windows to rear aspect, radiator.





**Ground Floor**



**First Floor**

Total floor area 138.2 m<sup>2</sup> (1,487 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](http://www.propertybox.io)



## Bedroom Four

Two windows to rear aspect, radiator.

## Outside

The established rear garden is laid to lawn with an abundance of plants shrubs and fruit trees. There is a patio seating area and workshop with power and light. The garden is exceptionally private with views overlooking woodland and is enclosed with timber fencing and side gate access. The front garden is of low maintenance, gravelled with shrubs and trees and a double width driveway leads to a single garage with metal up and over door, power and light connected.

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

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 Sharman Quinney on:  
**01778 343322**

# Selling your property?

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

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