

Leiston Court, Eye, Peterborough, PE6 7WL.



Lounge



Kitchen/Diner



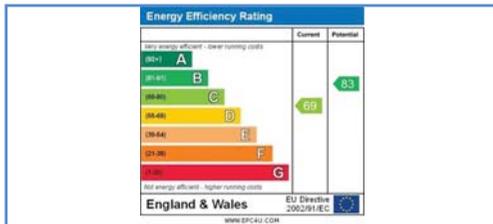
Bedroom



Bathroom



Rear Garden



Energy Performance Certificate

Draft details only may be subject to amendment
 None of the statements/measurements in these particulars should be relied on as representations of fact.
 Any applications/services mentioned should not be taken as a guarantee that they are in working order.

Harrison Rose

Estate Agents Ltd

FOR SALE



Detached four bedroom family home located in Eye.

Leiston Court, Eye, Peterborough, PE6 7WL.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- KITCHEN/DINER
- GARAGE & OFF ROAD PARKING
- ENCLOSED REAR GARDEN

£309,995



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Ref: 1569

www.harrisonroseproperty.com

Entrance door to front with storm porch over, leading to:

Ground Floor:

Entrance Hall

Single radiator, coving to flat ceiling, stairs to first floor landing. Doors to lounge, kitchen breakfast room and WC.

WC:

Fitted with a two piece suite comprising a close coupled WC and pedestal wash hand basin with tiled splash back, radiator and extractor fan.

Lounge 4.79m x 3.39m plus bay

Double glazed bay window to front, coving to flat ceiling, living flame gas fire set in stone surround. TV point, phone point. French doors to dining room.

Dining room: 3.14m x 2.75m

Double glazed window to rear, coving to flat ceiling, door to kitchen breakfast room.

Kitchen Breakfast Room: 5.06m x 3.13m Max 2.30m Min

Double glazed window to rear, double glazed French doors to garden. Fitted with a range of wall and base units with worktop space over and tiles splash backs . 1-1/2 bowl stainless steel sink unit with mono mixer, eye level electric double oven, gas hob with pull out extractor hood over. Space for dishwasher, fridge and freezer. flat ceiling, tiled floor, door to utility room.

Utility Room: 2.24m x 1.68m

With base and larder unit, worktop space with tiled splash backs, flat ceiling, tiled floor. Side door to garden, courtesy door to garage.

First Floor:

Landing

Coving to flat ceiling, doors off to all rooms. Airing cupboard with hot water cylinder and slatted shelving.

Master Bedroom: 3.65m x 3.40m To front of wardrobes

Double glazed window to front, built in range of wardrobes. Coving to flat ceiling, TV point, phone point.

Door to

En-Suite Shower Room

Double glazed frosted window to front, three piece suite comprising double shower cubicle, inset wash hand basin and close coupled WC. Flat ceiling, extractor fan, shaver point, 1/2 tiled walls.

Bedroom 2: 3.81m x 2.53m

Double glazed window to front, coving to flat ceiling.

Bedroom 3: 3.81m Max x 2.90m Max

Double glazed window to rear, coving to flat ceiling.

Bedroom 4: 3.19m Max x 2.69m Max

Double glazed window to rear, coving to flat ceiling. Phone point.

Bathroom: 2.61m Max x 2.16m Max

Double glazed frosted window to rear, three piece bathroom suite comprising P shaped bath with mixer shower over, pedestal wash hand basin and close coupled WC. 1/2 tiled walls, shaver point, extractor fan, flat ceiling.

Outside:

Garage: Up-and-over door to front, power and light connected, courtesy door to utility room.

Gardens: The front of the property is laid to bordered lawn to one side of a paved driveway providing off road parking for two cars and leading to the integral garage. Gated access to the right of the garage leads to the rear garden.

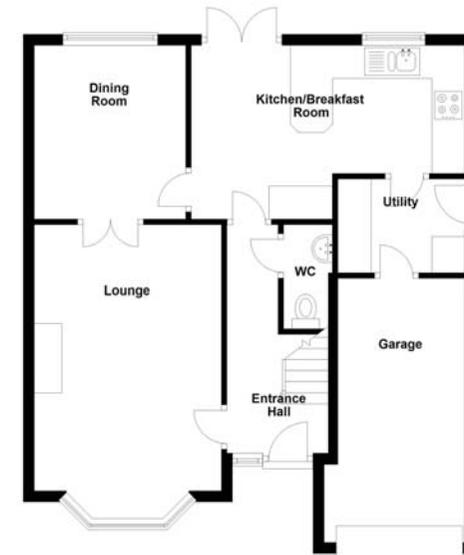
The rear garden is enclosed with wooden fencing and mainly laid to lawn, with mature borders including shrubs, trees and flowers. Paved areas include a patio to the rear of the house and flagstone footpaths.

There is a small pond and timber shed, and outside cold water tap.

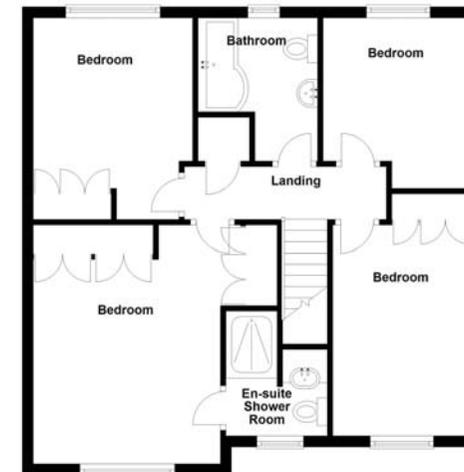
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- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -