

**5 Viney Close, Peterborough, Cambridgeshire PE1 5LS****£350,000**

*** EXTENDED FOUR BEDROOM FAMILY HOME *** " Well presented throughout, this semi detached home is ideal for families. Featuring an entrance hall, spacious living room, kitchen/diner, conservatory, store area with electric roller door to front, utility area, WC, 4 bedrooms (3 which are doubles), with an en-suite to bedroom one and family bathroom. Viewings are essential to appreciate both space and condition. Council Tax Band - B / EPC Currently Unavailable. "

ENTRANCE

8' 1" x 4' 4" (2.46m x 1.32m) (approx) Door to front and stairs to first floor.

KITCHEN / DINER

8' 9" (min) (2.67m) 17' 2" (max) x 4' 8" (min) (5.23m x 1.42m) 10' 2" (max) (3.10m) (approx) L-shape. Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, space for cooker, integrated dishwasher, space for freestanding fridge / freezer, radiator and cupboard. Window to rear and window to side.

HALLWAY / STORE

11' 9" (max) (3.58m) 5' 2" (min) x 17' 1" (1.57m x 5.21m) (approx) Electric roller door to front and door to rear.

UTILITY

6' 0" x 6' 2" (1.83m x 1.88m) (approx) Fitted with base units with work surfaces over, stainless steel sink, space for washing machine and wall mounted boiler. Window to side.

W/C

6' 2" x 3' 0" (1.88m x 0.91m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin. Radiator.

LIVING ROOM

9' 1" (min) (2.77m) 11' 3" (max) x 22' 3" (3.43m x 6.78m) (approx) Window to front, French doors to conservatory, and radiator.

CONSERVATORY

10' 0" x 15' 9" (3.05m x 4.80m) (approx) French doors to side, window to rear and side.

FIRST FLOOR

Cupboard and access to loft.

BEDROOM ONE

10' 2" x 11' 3" (3.10m x 3.43m) (approx) Window to front and radiator.

EN-SUITE

2' 0" (min) (0.61m x) 5' 2" (max) x 7' 9" (min) (1.57m x 2.36m) 11' 2" (max) (3.40m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Window to rear and heated towel rail.

BEDROOM TWO

11' 3" x 11' 3" (3.43m x 3.43m) (approx) Window to front, radiator and built in wardrobes.

BEDROOM THREE

7' 2" (min) (2.18m) 10' 3" (max) x 7' 1" (min) (3.12m x 2.16m) 11' 7" (max) (3.53m) (approx) L-shape. Window to rear and radiator.

BEDROOM FOUR

5' 1"(min) (1.55m) 11' 3" (max) x 5' 0" (min) (3.43m x 1.52m) 8' 2" (max) (2.49m) (approx) L-shape. Window to front and radiator.

BATHROOM

7' 7" (max) x 7' 1" (min) (2.31m x 2.16m) (approx) Fitted with a four piece suite comprising low level W/C, wash hand basin, bath and shower cubicle. Window to rear, window to side and heated towel rail.

AGENT NOTES

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

