



3 Soke Road, Newborough PE6 7QT

£330,000



*** FOUR BEDROOM FAMILY HOME *** " Located in the sought after village of Newborough, this 4 bedroom detached home is 15 minutes from the city centre of Peterborough or 12 minutes to the popular town of Deeping. It briefly comprises of an entrance hall, utility room, cloakroom, garage conversion, kitchen/diner, garden/living room, landing with cupboard, 4 bedrooms with an en-suite to bedroom one and a family bathroom. Newborough itself has a pharmacy, shop, primary school, catchment for Arthur Mellows college, good bus routes and more! EPC Energy Rating - C/Council Tax Band - D".

ENTRANCE

Door to front.

HALLWAY

Radiator.

UTILITY

9' 3" x 7' 3" (2.82m x 2.21m) (approx)
Fitted with a range of base units with work surface over, stainless steel sink unit with mixer tap, plumbing for a washing machine and space for a tumble dryer and three storage cupboards. UPVC double glazed window to front.

GARAGE CONVERSION - OFFICE/ SNUG

16' 7" x 8' 0" (5.05m x 2.44m) (approx)
UPVC double glazed window to front, radiator and cupboard.

CLOAKROOM

Fitted with a two piece suite comprising low level W/C and wash hand basin.

KITCHEN / DINER

19' 7" x 11' 5" (5.97m x 3.48m) (approx)
Fitted with a range of base and eye level units with work surfaces over, sink unit, water softner, two integrated ovens, hob with extractor fan over, moveable breakfast bar/ island, space for a fridge/ freezer, space for a dishwasher, two radiators, UPVC double glazed window to rear. Open into:-

ORANGERY / LIVING

17' 1" x 8' 7" (5.21m x 2.62m) (approx)
Underfloor heating, electric roof blind operated by remote control, with perfect fit blinds on the bifold doors opening to the garden. Two windows to rear.

FIRST FLOOR LANDING

Loft access and storage cupboard.

BEDROOM 1

11' 9" x 10' 5" (3.58m x 3.17m) (max) 9' 3" (282m) (min) (approx) UPVC double glazed window to front, radiator and coving to ceiling.

ENSUITE

7' 6" x 3' 2" (2.29m x 0.97m) (approx)
Fitted with a three piece suite comprising low level W/C, wash hand basin with mixer tap, shower cubicle and radiator. UPVC double glazed window to side.

BEDROOM 2

11' 0" x 9' 9" (3.35m x 2.97m) (approx)
UPVC double glazed window to rear, wardrobes and radiator.

BEDROOM 3

11' 6" x 8' 5" (3.51m x 2.57m) (approx)
UPVC double glazed window to rear, wardrobes and radiator.

BEDROOM 4

7' 6" x 7' 4" (2.29m x 2.24m) (approx)
UPVC double glazed window to front and radiator.

BATHROOM

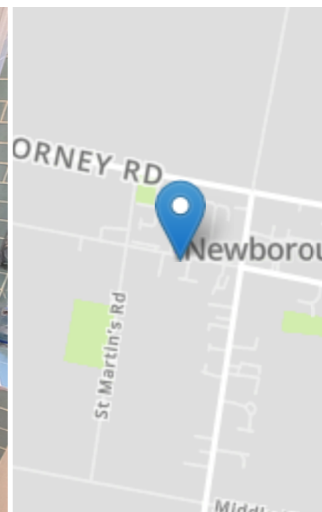
7' 9" x 5' 5" (2.36m x 1.65m) (approx)
Fitted with a three piece suite comprising low level W/C, wash hand basin with mixer tap , bath and heated towel rail. UPVC double glazed window to side.

OUTSIDE

The front of the property has off road parking for several vehicles. The rear of the property has fencing, artificial grass and a patio area.

AGENT NOTES

The floorplan 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	80