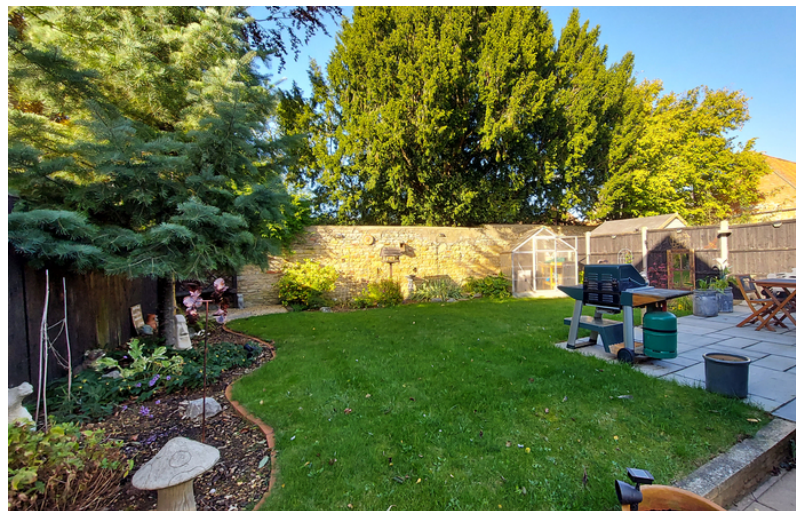




5 Clare Court, Baston, Peterborough, Cambridgeshire PE6 9QT

£275,000



*****DECEPTIVELY SPACIOUS FAMILY HOME***** Rosedale are delighted to offer this linked detached home located in the sought after village of Baston which is South of Bourne. The property presents very well and has been extended to the rear to include a lovely garden room. There is an established garden to the rear and side with allocated parking for two cars beneath the carports. The property has three bedrooms, a refitted shower room, lounge/diner, extended kitchen/breakfast and a garden room. To fully appreciate this property viewings are highly recommended. EPC Energy Rating C/Council Tax Band B.

ENTRANCE

Composite door to front, UPVC window to rear and front, stairs to first floor and radiator.

KITCHEN

10' 4" x 8' 4" (3.15m x 2.54m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, hob, extractor fan, unit lighting, fridge freezer space and radiator.

BREAKFAST ROOM

9' 11" x 8' 2" (3.02m x 2.49m) (approx.) UPVC window to rear, plumbing and space for washing machine and downlighting.

LOUNGE/DINER

14' 2" x 13' 1" (4.32m x 3.99m) (approx.) Two UPVC windows to side, UPVC sliding doors to side, UPVC French doors to conservatory, two radiators and cupboard.

CONSERVATORY

13' 4" x 10' 7" (4.06m x 3.23m) (approx.) UPVC construction, solid roof, UPVC French doors to garden and laminate flooring.

LANDING

UPVC window to side, airing cupboard and radiator.

BEDROOM ONE

13' 3" x 8' 8" (4.04m x 2.64m) (approx.) UPVC window to rear and radiator.

BEDROOM TWO

10' 5" x 8' 5" (3.17m x 2.57m) (approx.) UPVC window to side, radiator and laminated flooring.

BEDROOM THREE

8' 4" x 6' 8" (2.54m x 2.03m) (approx.) UPVC window to side and radiator.

BATHROOM/SHOWER ROOM

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, heated towel rail, fully tiled walls, shaver point and extractor fan.

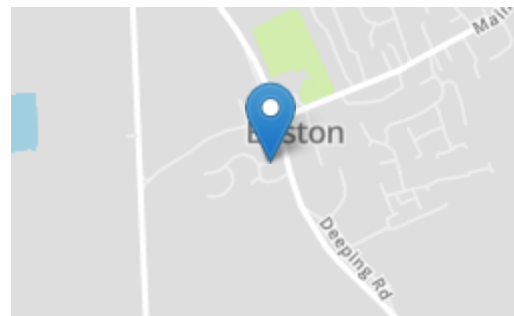
OUTSIDE

Rear garden- Paved patio, laid to lawn, enclosed by fencing, mature shrubs, decking, stone walling, gated side access and seating area.

Front- Two bay parking spaces underneath the carport.

AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may 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			
		71	85
England, Scotland & Wales			
		EU Directive 2002/91/EC	

