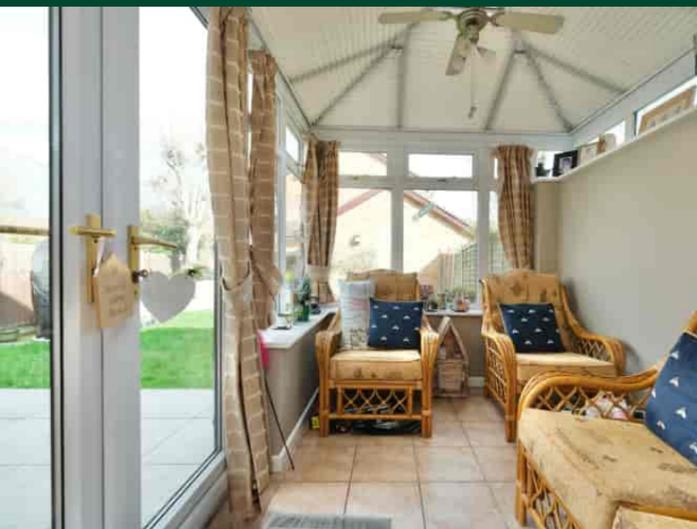




Bassenthwaite, Stukeley Meadows PE29 6UL

Guide Price £350,000



- Thoughtfully Extended Semi Detached Home
- Four Bedrooms
- Re-Fitted Kitchen/Dining Room And Utility Room
- Re-Fitted Family Bathroom And Downstairs Cloakroom
- Garaging And Two Car Driveway
- Popular Estate Location

**Peter  
Lane**  
PARTNERS  
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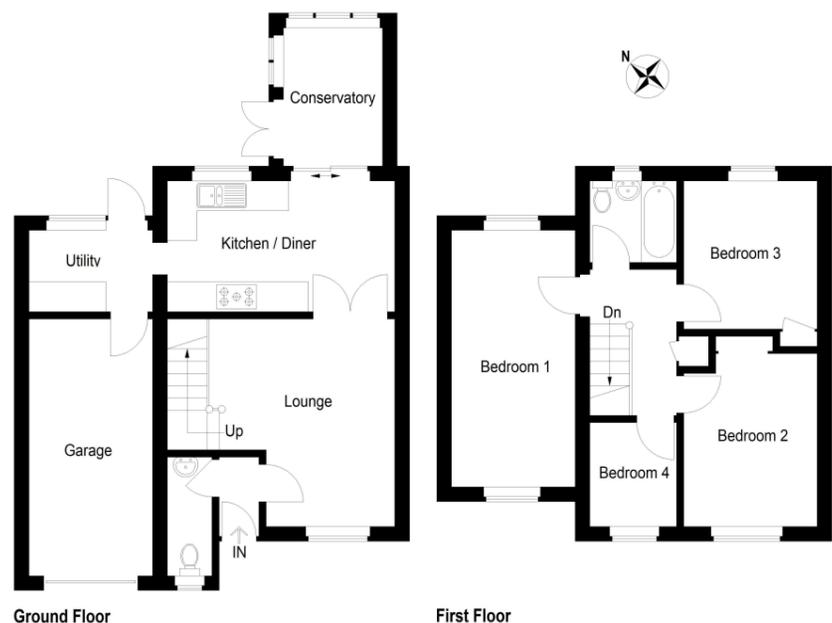
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[www.peterlane.co.uk](http://www.peterlane.co.uk) Web office open all day every day

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Approximate Gross Internal Area (Including Garage)  
106.5 sq m / 1146 sq ft

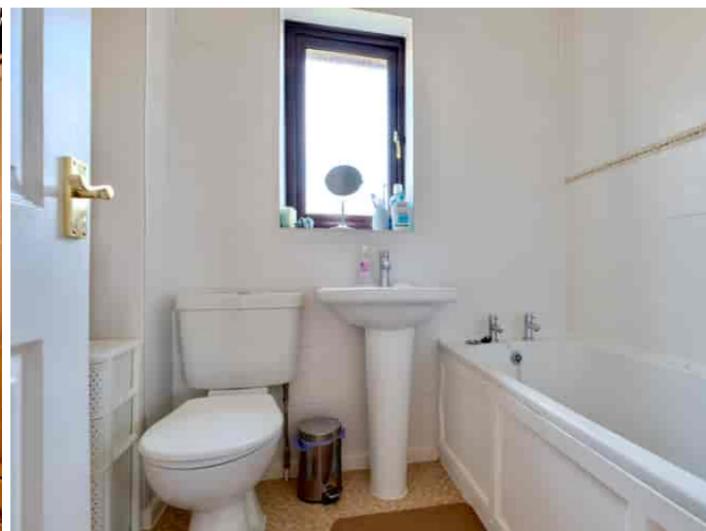


Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1278483)

Housepix Ltd



### Storm Canopy Over

UPVC glazed panel door to

### Entrance Hall

Coats hanging area, laminate flooring, glazed internal door to **Sitting Room**, inner door to

### Cloakroom

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin, extensive tiling, radiator, ceramic tiling, laminate flooring, UPVC window to front aspect.

### Sitting Room

15' 2" into stairwell x 13' 9" (4.62m x 4.19m)  
Stairs extend to the first floor with understairs recess, laminate flooring, TV point, telephone point, double panel radiator, UPVC window to front aspect, coving to ceiling, glazed internal double doors access

### Kitchen/Dining Room

15' 2" x 8' 8" (4.62m x 2.64m)  
Extending into the **Utility Room**. UPVC window to rear aspect, wall mounted gas fired central heating boiler serving hot water system and radiators, single drainer one and a half bowl resin sink unit with directional mixer tap, appliance spaces, double panel radiator, ceramic tiled flooring, space for cooking range with suspended extractor fitted above, drawer units, coving to ceiling.

### Utility Room

7' 6" x 5' 2" (2.29m x 1.57m)  
UPVC door and window to garden aspect, ceramic tiled flooring, wall mounted cabinets, appliance spaces, radiator, ceramic tiled flooring, coving to ceiling, recessed lighting, inner door to

### Garage

16' 5" x 8' 10" (5.00m x 2.69m)  
Single up and over door, power and lighting.

### Conservatory

9' 6" x 7' 3" (2.90m x 2.21m)  
Sliding double glazed internal patio door, Brick based UPVC double glazed construction with French doors to garden terrace, ceramic tiled flooring, double polycarbonate roofing.

### First Floor Galleried Landing

10' 6" x 6' 11" (3.20m x 2.11m)  
Access to insulated loft space, coving to ceiling, airing cupboard housing hot water cylinder and shelving.

### Principal Bedroom

17' 5" x 7' 7" (5.31m x 2.31m)  
A light double aspect room with UPVC windows to front and rear aspects, two single panel radiators, dimmer switch, coving to ceiling.

### Bedroom 2

12' 0" x 8' 10" (3.66m x 2.69m)  
UPVC window to front aspect, radiator, coving to ceiling, wardrobe recess with hanging and storage.

### Bedroom 3

9' 7" x 8' 11" (2.92m x 2.72m)  
UPVC window to garden aspect, single panel radiator, wardrobe with hanging and storage, coving to ceiling.

### Bedroom 4

6' 11" x 6' 3" (2.11m x 1.91m)  
Radiator, coving to ceiling, UPVC window to front aspect.

### Family Bathroom

6' 6" x 5' 9" (1.98m x 1.75m)  
Re-fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with folding screen and independent shower unit fitted over, radiator, vinyl floor covering, natural stone contour border tiling.

### Outside

The frontage is pleasantly arranged and lawned with parking provision for two vehicles, a selection of ornamental shrubs and rose beds. The rear garden is pleasantly arranged with a porcelain tiled terrace, areas of lawn, shaped borders, evergreens and enclosed by a combination of panel fencing offering a reasonable degree of privacy.

### Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

### Tenure

Freehold  
Council Tax Band - C