

10 Harris Close, Newborough, Peterborough, PE6 7AJ



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Capitol Lettors

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£449,000 Freehold

Capitol Lettors are excited to offer you this five bedroom, detached family home. The property is located in the desirable village location of Newborough, which falls in the catchment area for Arthur Mellows Village College & has its own primary school. Newborough is only a short drive away from Peterborough & major road networks.

The property comprises of a large entrance hall, two-piece cloakroom, living room with fitted electric fire, kitchen, dining room, utility, stairs & landing on 1st floor, master bedroom with dressing room & en-suite, bedroom 2, bedroom 3, family bathroom, stairs & landing to 2nd floor, bedroom 4, bedroom 5 & another family bathroom. Garden to the rear of the property with slatted patio area, raised decking & a small lawn. To the front of the property there is a block paved driveway for 3 vehicles & slatted pathways to gates on both sides of the property. The current owners are also happy via separate negotiation to sell the installed hot tub & Dunster House timber framed outbuilding that is currently set up as a bar/office.



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**Entrance Hall**  
 2.32m x 6.00m (7' 7" x 19' 8") Approx  
 Composite front door, radiator, wall mounted thermostat, stairs to 1st floor landing, laminate flooring with inset door mat.

**Cloakroom**  
 1.70m x 0.79m (5' 7" x 2' 7") Approx  
 Two piece bathroom suite comprising of low level WC & wash hand basin, extractor, part tiled walls, tiled flooring.

**Living Room**  
 4.96m x 3.61m (16' 3" x 11' 10") Approx  
 uPVC window, radiator, electric fire, TV & phone points, laminate flooring.

**Kitchen**  
 3.22m x 6.01m (10' 7" x 19' 9") Approx  
 2x uPVC windows, radiator, eye & base level units with complimentary worktops & tiled splash backs, 1 1/2 bowl stainless steel sink with draining board, integrated electric double oven with 5 ring gas hob above, tiled flooring.

**Dining Room**  
 3.28m x 3.31m (10' 9" x 10' 10") Approx  
 uPVC double doors, uPVC windows, radiator, laminate flooring.

**Utility**  
 2.18m x 2.76m (7' 2" x 9' 1") Approx  
 uPVC door, base level units with complimentary worktop 1 bowl stainless steel sink with draining board & tiled splash back, radiator, plumbing for washing machine, door to rear of garage, tiled flooring.

**Stairs & 1st Floor Landing**  
 Handrail & balustrade, uPVC window, radiator, airing cupboard housing water tank & shelving, stairs to 2nd floor, fitted carpet.

**Master Bedroom**  
 4.99m x 3.61m (16' 4" x 11' 10") Approx  
 uPVC window, radiator, fitted carpet.

**Dressing Room**  
 2.57m x 3.20m (8' 5" x 10' 6") Approx  
 uPVC window, radiator, fitted carpet.

**En-suite**  
 2.15m x 2.02m (7' 1" x 6' 8") Approx  
 uPVC frosted window, extractor, three piece bathroom suite comprising of low level WC, wash hand basin & shower cubical with thermostatic shower, chrome towel radiator, shaver socket, part tiled walls, tiled flooring.

**Bedroom 2**  
 4.22m x 2.78m (13' 10" x 9' 1") Approx  
 uPVC window, radiator, fitted carpet.

**Bedroom 3**  
 4.12m x 2.78m (13' 6" x 9' 1") Approx  
 uPVC window, radiator, fitted carpet.

**1st Floor Family Bathroom**  
 2.12m x 2.22m (6' 11" x 7' 3") Approx  
 uPVC frosted window, extractor, three piece bathroom suite comprising of low level WC, wash hand basin with storage, walk in shower with glass screen & thermostatic shower, chrome towel radiator, part tiled walls, tiled flooring.

**Stairs & 2nd Floor Landing**  
 Handrail & balustrade, uPVC window, Velux window, loft hatch, radiator, fitted carpet.

**Bedroom 4**  
 6.10m x 2.78m (17' 3" x 9' 1") Approx  
 uPVC window, Velux window, radiator, fitted carpet.

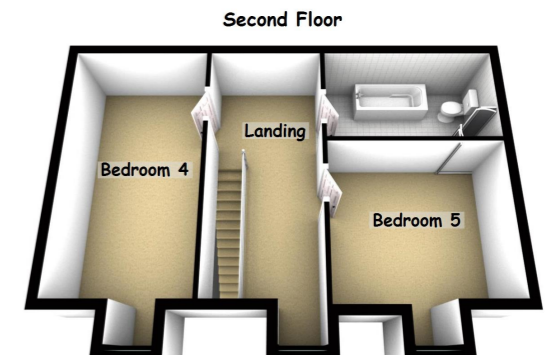
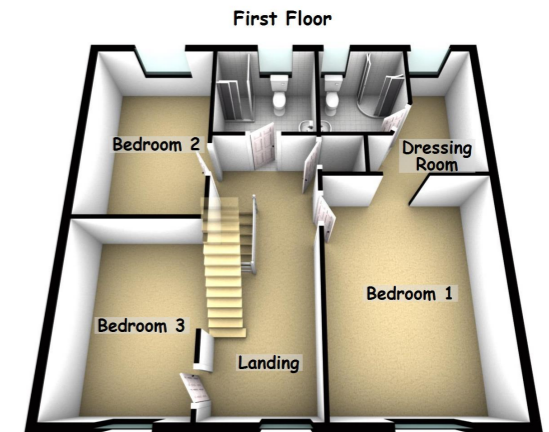
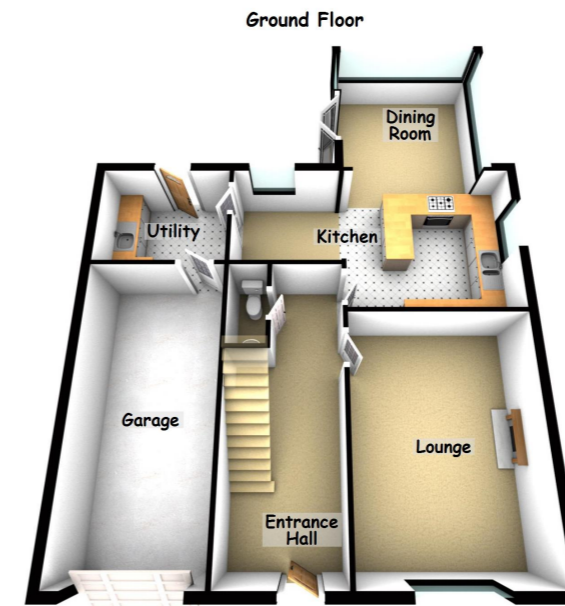
**Bedroom 5**  
 3.96m x 3.56m (13' 0" x 11' 8") Approx  
 uPVC window, radiator, fitted carpet.

**2nd Floor Family Bathroom**  
 1.99m x 3.56m (6' 6" x 11' 8") Approx  
 Velux window, extractor, four piece bathroom suite comprising of low level WC, wash hand basin, paneled bath & shower cubical with thermostatic shower, part tiled walls, shaver socket, chrome towel radiator, tiled flooring.

**Outside - Rear**  
 Enclosed by brick walls, fence panels & 2x side gates, mainly laid to slabbed patio, raised decked seating area, small lawned area, borders with shrubs & trees. Dunster House timber framed outbuilding & installed hot tub can be sold via separate negotiation.

**Outside - Front**  
 Block paved driveway for 3 vehicles, slabbed walkway across the front of the property to both side gates, borders with shrubs & trees.

**Garage**  
 2.76m x 6.00m (9' 1" x 19' 8") Approx  
 Up & over garage door, fuse board, boiler, power & lighting, rear door to utility.



This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale. Plan produced using PlanUp.  
**Harris Close**

