

5 Oundle Road, Chesterton, Peterborough, PE7 3UA



Capitol Lettors

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£795,000 Freehold

Capitol Lettors are VERY EXCITED to offer this spacious family home set behind electric gates on a 0.4 acre plot in the sought after village of Chesterton. The house offers entrance hall, open plan living/dining/kitchen with appliances and wood burner with open aspect large sliding doors leading to a decked area off the garden, south facing loggia, play room, utility room, downstairs WC, study, six bedrooms, en-suite, family bathroom with roll top bath and separate shower, gardens to most aspects, burglar alarm, uPVC double glazing & oil fired central heating, electric gates, parking for several vehicles on large driveway. The property benefits from fitted solar panels which also supplies the hot water tank.

The property is located in prime location for commuters allowing easy access to the A1, A605, into Peterborough City Centre & Stamford.

VIEWING IS A MUST TO APPRECIATE THIS PROPERTIES SPACE



Capitol Lettors has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.

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## Entrance Hall

3.49m x 3.23m (11' 5" x 10' 7") Approx  
uPVC door with glazed panels, 2x uPVC windows, 2x radiators, feature fire place, understairs storage cupboard, stairs to 1st floor, Amtico flooring with inset door mat.

## Living Room

6.06m x 3.45m (19' 11" x 11' 4") Approx  
uPVC patio doors, 2x uPVC windows, 2x radiators, wood burner, Amtico flooring.

## Open Plan Kitchen/Diner

7.05m x 8.14m (23' 2" x 26' 8") Approx  
Six meters of sliding glass door to rear, Three meters of glass sliding door to side, 2x vertical aluminum designer radiators, island with white granite worktop with Miele induction hob, Miele downdraft extractor & pull out plug sockets, eye & base level units with white granite worktop, sink with mixer tap, wine fridge, integrated Bosch dishwasher, 2x Miele ovens, Miele microwave, Amtico flooring.

## Play Room

5.40m x 2.48m (17' 9" x 8' 2") Approx  
Glass sliding doors, 2x remote control automated Velux windows, radiator, real oak flooring.

## Utility

2.50m x 2.48m (8' 2" x 8' 2") Approx  
Remote control automated Velux window, eye & base level units with black worktop, sink with mixer tap, oil boiler, storage cupboard housing fuse box & shelving, tiled flooring.

## Cloak Room

1.46m x 0.90m (4' 9" x 2' 11") Approx  
uPVC window, two piece suite comprising of low level WC & wash hand basin, towel radiator, tiled flooring.

## Study

2.48m x 2.46m (8' 2" x 8' 1") Approx  
uPVC window, radiator, real oak flooring.

## Stairs & Landing

uPVC window, loft hatch, radiator, stairs to 2nd floor, cream carpet.

## Bedroom 4

3.67m x 2.23m (12' 0" x 7' 4") Approx  
uPVC window, radiator, cream carpet.

## Bedroom 3

3.30m x 3.50m (10' 10" x 11' 6") Approx  
2x uPVC windows, built in wardrobe, radiator, cream carpet.

## Bedroom 5

2.75m x 3.45m (9' 0" x 11' 4") Approx  
uPVC window, radiator, cream carpet.

## Bedroom 1

4.67m x 4.10m (15' 4" x 13' 5") Approx  
uPVC window, radiator, extractor fan isolator switch, cream carpet.

## En-Suite

2.56m x 1.19m (8' 5" x 3' 11") Approx  
uPVC window, extractor fan, three piece bathroom suite comprising of low level WC, wash hand basin & shower enclosure with thermostatic shower, towel radiator, Amtico flooring.

## Bathroom

2.47m x 2.56m (8' 1" x 8' 5") Approx  
uPVC window, four piece bathroom suite comprising of low level WC, wash hand basin, roll top bath, shower enclosure with thermostatic shower, shaver socket, cupboard with shelving, electric underfloor heating, tiled flooring.

## Bedroom 2

5.40m x 3.20m (17' 9" x 10' 6") Approx  
2x uPVC windows, radiator, cream carpet.

## Stairs & Landing

2x Velux windows, loft hatch, wooden balustrade, cream carpet.

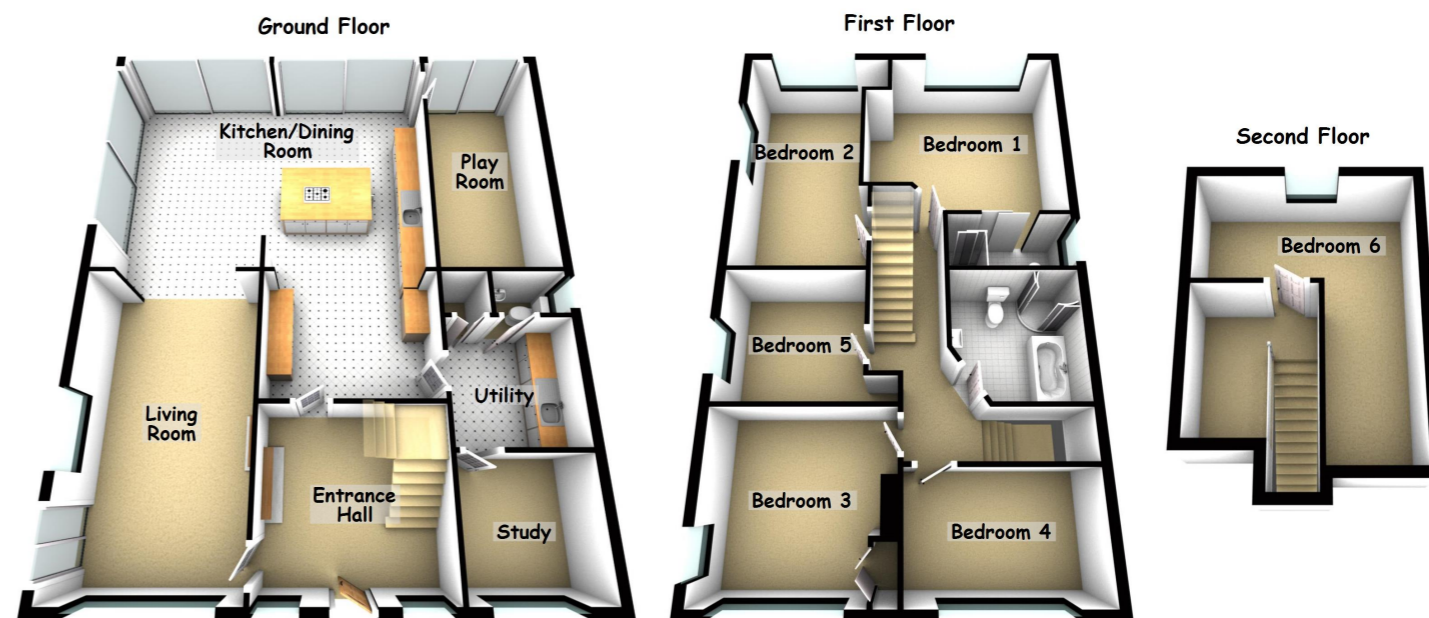
## Bedroom 6

3.97m x 5.27m (13' 0" x 17' 3") Approx  
uPVC window, 2x Velux windows, radiator, cream carpet.

## External

The property has a private garden surrounded by mature beech hedging and trimmed conifers & electric gates, mainly laid to lawn to all aspects with trees, shrubs & plants in borders, graveled patio area, wooden decking area from sliding doors, 2x sheds, oil tank, graveled driveway for several vehicles.

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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.

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