



The Bakehouse, Graeme Road
Sutton, Peterborough, PE5 7XE
Price Guide £340,000

Richardson

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An attractive detached predominately stone built cottage under a blue slate roof, offering 3 bedrooms, off road parking and generous gardens backing onto open land with a southerly aspect. Having been tenanted for a number of years, the property is in need of modernisation and updating but does give the opportunity to make a lovely home, with scope to extend if required, in this tranquil village setting subject to necessary planning consents. The accommodation comprises reception hall, sitting room with large inglenook fireplace, separate dining room kitchen and cloakroom. To the first floor there are 3 bedrooms and bathroom. Double gates to the side of the property open to gravel hardstanding for several vehicles and open up to the good sized rear garden with outbuilding. The property is offered with NO CHAIN.

Location

Sutton is a small village situated just off the A47, approximately 6 miles from Peterborough and the mainline station with London Kings Cross approximately 50 minutes. Local amenities are available in the nearby villages of Ailsworth & Castor including public houses, primary school and coffee shop. Sutton is also excellently positioned for access to Stamford, Uppingham and Oundle with the A1 also close at hand.

Entrance hall

Sitting room

14'10" max x 13'9" (4.53m max x 4.2m)

Dining room

13'9" x 11'6" (4.2m x 3.53m)

Kitchen

13'9" x 7'6" (4.2m x 2.3m)

Cloakroom

First floor landing

Bedroom

13'9" x 12'8" (4.2m x 3.87m)





Bedroom
13'9" x 8'11" (4.2m x 2.74m)



Bedroom
10'8" max x 9'5" (3.26m max x 2.89m)

Bathroom

External details

Double gates to the side of the property opening to provide off road parking for several vehicles. Large gardens with patio area and principally laid to lawn with outbuilding and backing onto open land with a southerly aspect.



Council Tax

Peterborough City Council Tax Band B

Services

Mains water, sewerage and electricity.
Electric wall heaters

Communications

According to Ofcom: Ultrafast Broadband is available
According to Ofcom: Mobile coverage outdoor coverage is likely with, O2, EE, Three & Vodafone

Agents notes

The property is Grade II Listed and within the Conservation Area

Viewing

Telephone appointment with Richardson
post@richardsonsurveyors.co.uk



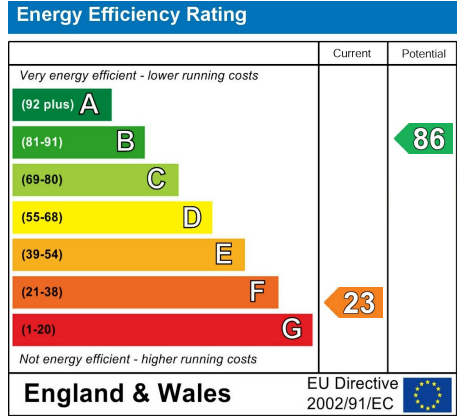
Floor Plan



Area Map



Energy Efficiency Graph



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