



42 Grimshaw Road

PE1 4ET

£300,000





# 42 Grimshaw Road

## PE1 4ET

Situated in a popular location on Grimshaw Road, Peterborough, is this well presented, semi detached family home, benefitting from two reception rooms, good size kitchen with added utility room and cloakroom. Offering three bedrooms and shower room with an added bonus of a fully boarded attic space. Outside, with front and rear gardens, off road parking and a lean to storage space. Viewing is highly recommended.

This family home, which is in a popular sought-after central location in Peterborough. Ideally located for local transport links, convenient for the Town Park, local schools, and the City Centre, and in brief, the property comprises.

Leading into the entrance hall, with stairs to the first floor and landing with a useful under stairs storage cupboard. Generous size living room to the rear aspect, with fitted wall lights and a double glazed door leading out into the rear garden, from here, sliding doors lead into a good size dining room with a double glazed bay window to the front aspect, featuring wall light points into the recesses.

With a re-fitted kitchen, comprising an ample range of wall and floor level units with fitted worktop surfaces, with an inset 1 & 1/2 half bowl stainless steel sink unit with mixer tap and storage under, plumbing is also available for a dishwasher and washing machine with space for a free standing cooker and a fridge/freezer, dual aspect windows and tiled flooring. Utility room and a downstairs cloakroom finishes off the ground floor accommodation.

On the first floor, good size landing with window to the side with doors leading to three good size bedrooms and a three piece family shower room. In addition from the landing there is a folding door giving access to further stairs that leads to an attic room providing ample storage space and benefitting from a wall mounted electric heater and a skylight.

Outside. To the front, block paved driveway providing off road parking with gravelled garden to the side, with open out wooden doors leading to a good size lean to. An established enclosed rear garden, laid to lawn with an established mature range of various plants and shrub borders.

Tenure: Freehold  
Council Tax Band: C







Entrance Hall:

Dining Room:  
12'4" (max) x 11'4" (max) (3.77m (max)  
x 3.47m (max))

Living Room:  
19'2" (max) x 10'7" (max) (5.86m (max)  
x 3.25m (max))

Kitchen:  
17'5" x 6'10" (max) (5.31m x 2.09m  
(max))

Utility Area:  
5'3" x 4'8" (1.61m x 1.43m)

WC:

Lean-to:

Landing:

Bedroom One:  
11'11" (max) x 11'6" (max) (3.64m  
(max) x 3.53m (max))

Bedroom Two:  
12'4" (max) x 10'10" (max) (3.77m  
(max) x 3.32m (max))

Bedroom Three:  
6'9" x 7'2" (2.06m x 2.20m)

Shower Room:

Attic Space:  
11'3" x 10'10" (3.43m x 3.32)





Floor Plan



Viewing

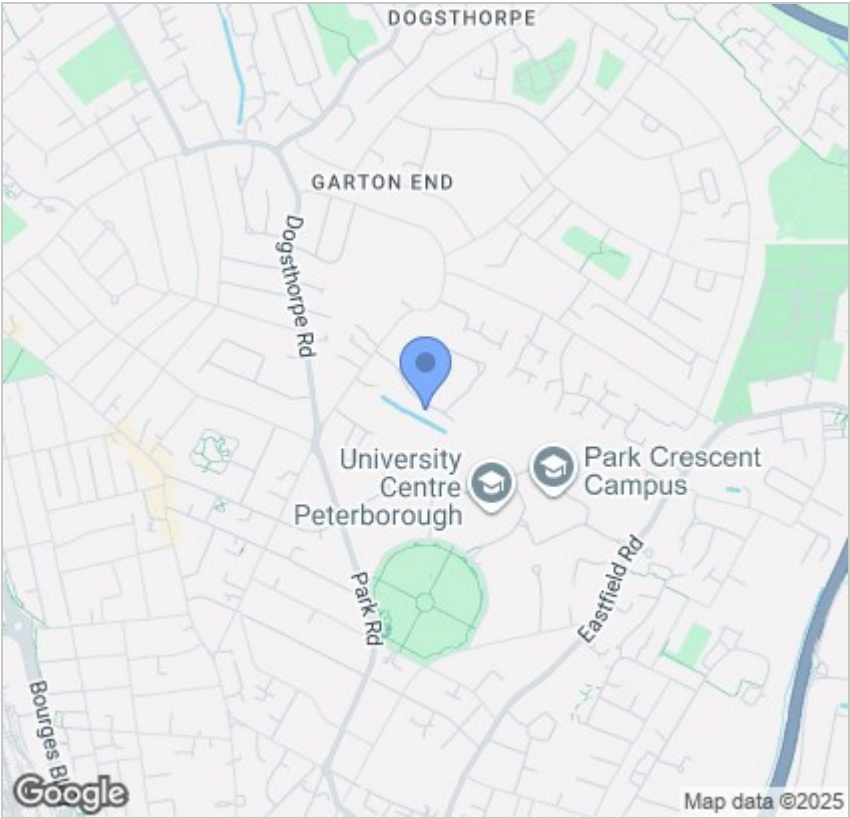
Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

