



25 Lawn Avenue
PE1 3RA
£335,000

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Offering no upward chain and situated in a popular location within Peterborough is this well presented, semi detached extended, family home and in brief benefits from, partial underflooring heating to the ground floor, re-fitted kitchen and a re-fitted family four piece bathroom, the first floor benefits from an cold & warm air conditioning unit. Ideally situated, the property lies within close proximity to local amenities, nearby schools, and centrally located with good transport links nearby, and in brief the property comprises.

From the front, you lead into a generous hallway with stairs leading to the first floor and benefits from a useful understairs storage cupboard, part panelled walls and double glazed window to the side aspect. Separate doors lead to both the living room and sitting rooms. To the front, good size living room features a large bay style window to the front and a feature surround fireplace housing coal effect gas fire. Off the hall, sitting room comprises a feature surround fireplace housing gas fire with double doors leading into a generous sized conservatory/dining space, with a pitched tiled roof, two skylights with recessed spotlights, with the room also benefitting from, underfloor heating and with PVCu double glazed doors leading out into the rear garden. Re-fitted kitchen with a good range of wall and floor level units with wooden worktop surfaces with tiled splashbacks, and with an inset butler style sink unit with mixer tap with storage under, furthermore, there is a built in oven with fitted gas hob over over and a built in dishwasher, tiled flooring with recessed spotlights and a double glazed window to the side. From the kitchen, access into a side hallway providing access to a large utility space benefitting from underfloor heating, and a downstairs cloakroom comprising of a two piece suite, door from the hallway, provides access into the rear garden.

On the first floor, leads to, two good size double bedrooms both having built in wardrobes with a further single bedroom, and lastly, a re-fitted family four piece bathroom which comprises of, tiled corner shower cubicle with overhead shower unit with separate hand shower attachment with extractor fan over, panelled bath with telephone style mixer tap, wash hand basin and a WC, double glazed obscure window to the side, heated towel radiator and recessed ceiling spotlights.

Outside, to the front, gated access to the front leading to an ample off road resin driveway with gravelled borders to the side, garage which has now been converted, benefits from an electric garage door and now currently used as storage/bike space, gated access to the side of the property leads to the rear garden.

Rear Garden, enclosed landscaped rear gardens, and a large workshop with power, light & water connected, also, there is a cat 6 cable broadband connection, adjacent to the workshop is another shed which benefits from power & light.

Agents notes: The roof was re-roofed in 2016 with the loft being boarded out and with a ladder, lighting and insulated.

Tenure: Freehold:
Council Tax Band: B





Entrance Hall

Living Room

12'8" x 12'0" (3.87 x 3.67)

Sitting Room

12'8" x 10'7" (3.87 x 3.23)

Kitchen

8'11" x 7'1" (2.73 x 2.16)

Family Room

18'5" x 16'5" (5.63 x 5.02)

Utility Room

6'6" x 7'4" (2 x 2.26)

Cloakroom

Bedroom One

12'8" x 10'7" (3.87 x 3.23)

Bedroom Two

12'8" x 10'7" (3.87 x 3.23)

Bedroom Three

7'9" x 7'1" (2.37 x 2.16)

Bathroom

7'1" x 8'11" (2.16 x 2.73)

Workshop:

11'1" x 10'11" (3.38m x 3.34m)

Floor Plan



Viewing

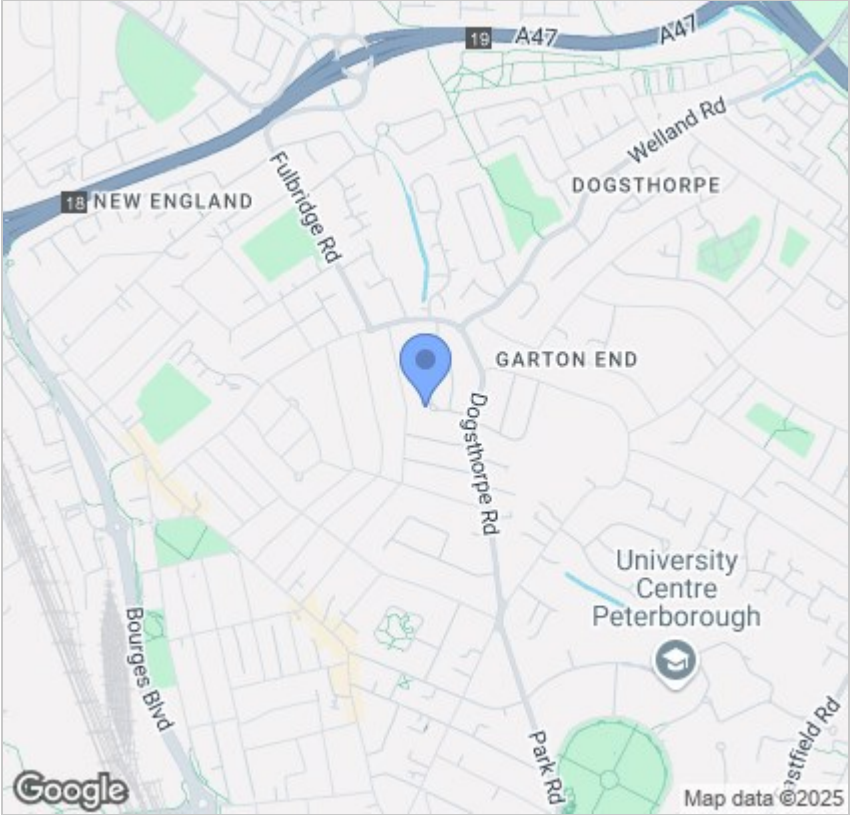
Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

