



**Connells**

Kenilworth Avenue  
Peterborough



## Property Description

Situated within a quiet cul-de-sac location on Park Farm is this fantastic three bedroom family home which is perfect for first time buyers and families alike. Located close by to Heritage Park Primary School, Alpha Kindergarten and a short drive to Stanground Academy, as well as local amenities such as supermarkets and other shops, doctors surgeries and convenient transport links.

### Entrance Porch

4' 8" x 4' 4" ( 1.42m x 1.32m )

Double glazed door to front, window to side, radiator, tiled flooring and sensor lights.

### Study/Fourth Bedroom

7' 10" x 12' 5" ( 2.39m x 3.78m )

The garage has been converted to create the study/Bedroom Four. Double glazed window to front, radiator, carpet and desks as well as privacy "magic" blinds.

### Cloakroom

3' 10" x 4' 11" ( 1.17m x 1.50m )

Double glazed window to rear, laminate flooring, heated towel rail, wash hand basin and WC.

### Lounge

10' 4" x 13' 3" ( 3.15m x 4.04m )

Double glazed window to front, wood laminate flooring, radiator, air conditioning and under stairs cupboard.

### Dining Room

7' 7" x 9' 5" ( 2.31m x 2.87m )

Double glazed French doors to rear (conservatory), wood laminate flooring, radiator and open archway to lounge.

### Kitchen

9' 6" x 9' 1" ( 2.90m x 2.77m )

Double glazed window to rear, tiled flooring, microwave/oven, integrated oven, boiling tap, dishwasher, induction hob and extractor.

### Utility Room

7' 10" x 9' 4" ( 2.39m x 2.84m )

Measurements plus recess - Door to side, radiator, laminate flooring, the utility room which forms an extension to the kitchen with matching cabinets, wine racks and worktop also giving space for American style fridge/freezer, washing machine and tumble dryer.

### Conservatory

9' 10" x 10' 9" ( 3.00m x 3.28m )

French door to side, wood laminate flooring, wall lights and two radiators.

## Landing

Airing cupboard and loft access.

## Master Bedroom

8' 8" x 12' 11" ( 2.64m x 3.94m )

Measurements are maximum - Double glazed window to rear, radiator, wood laminate flooring and fitted wardrobes.

## En-Suite

7' 11" x 8' 11" ( 2.41m x 2.72m )

Double glazed window to front, vinyl flooring, heated towel rail, shower cubicle, wash hand basin, WC and tiled splashbacks.

## Bedroom Two

8' 5" x 13' 6" ( 2.57m x 4.11m )

Measurements include recess - Two double glazed windows to the front, loft hatch, built in cupboard over stairs, built in wardrobes, wood laminate flooring and radiator.

## Bedroom Three

9' 6" x 7' 6" ( 2.90m x 2.29m )

Measurements include recess - Double glazed window to rear, carpet and radiator.

## Bathroom

5' 6" x 6' 5" ( 1.68m x 1.96m )

Measurements are maximum - Double glazed window to rear, tiled flooring and walls, two heated towel rails, vanity wash hand basin, WC and walk in shower.

## Loft Space

Ladder fitted, partially boarded, power socket and lighting.

## Front Garden

Partially refurbished driveway providing off road parking for several vehicles, side access and security lights.

## Rear Garden

South facing, low maintenance rear garden, with the possibility to create a lawned area, patio, security lights, base for hot tub, built in BBQ, shed/workshop 16'0 x 8'0, outside tap and sockets.

## Agents Notes

Included in the purchase - Outside security lights to front and rear, air conditioning unit in lounge (hot and cold), integrated dishwasher, boiling water sink tap, carpets, curtains, blinds and lighting throughout.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: D**

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Tenure: Freehold



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