



FOR SALE
Connells
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Connells

Beckingham
Orton Goldhay Peterborough



Property Description

This three bedroom semi-detached has been recently renovated to a high standard also providing an A rated EPC. The home comprises of an entrance hallway giving access downstairs to the third bedroom/study, cloakroom W/C, lounge, dining room, conservatory and modern kitchen. Upstairs are a further two double bedrooms, the master benefiting from a walk-in wardrobe and a family bathroom with separate bath and shower. The property also benefits from a low maintenance rear garden and driveway to the front.

This three bedroom semi-detached has been recently renovated to a high standard also providing an A rated EPC. The home benefits from a low maintenance rear garden, driveway to the front, downstairs W/C, three double bedrooms and modern kitchen and bathroom.

Lounge

10' 6" x 18' 3" including recess (3.20m x 5.56m including recess)

The lounge comprises of a high quality wood laminate flooring, double glazed French doors onto the rear garden and a wall mounted radiator.

Dining Room

18' 4" x 8' 11" (5.59m x 2.72m)

The dining room is partially open plan with the kitchen featuring wood laminate flooring, double glazed sliding doors to the conservatory and a wall mounted radiator.

Conservatory

9' 11" x 5' 9" (3.02m x 1.75m)

The conservatory has sliding doors onto the garden and from the dining room and has a laminate flooring.

Kitchen

9' 6" x 11' 10" (2.90m x 3.61m)

The kitchen has been recently refitted with modern wall and base units with wood worktops and integrated oven, grill and induction hob as well as space for a washing machine, dishwasher and American fridge/freezer. The room is finished with a wood laminate flooring, tiled splash back and two double glazed windows to the front elevation.

Bedroom 3 / Study

9' 9" x 11' 10" including recess (2.97m x 3.61m including recess)

The third bedroom could have a multitude of uses. Featuring a double glazed window to the front elevation, wood laminate flooring and wall-mounted radiator.

Cloakroom W/c

The cloakroom comprises of a W/C, hand-wash basin, wood laminate flooring and obscure double glazed window to the side elevation.

Bedroom 1

13' 5" MAX x 9' 8" including recess (4.09m MAX x 2.95m including recess)

The master bedroom is light and airy with two sizable double glazed windows to the rear elevation, carpeted floor and two wall-mounted radiators. This room also features a walk-in wardrobe (6'6" x 6'6")

Bedroom 2

11' 8" x 9' 5" (3.56m x 2.87m)

The second bedroom is a great size with two double glazed windows to the front elevation, carpeted floor, wall-mounted radiator and built-in wardrobes.

Bathroom

The family bathroom has been recently renovated with a shower cubical and separate bath with shower head attachment, W/C and hand-wash basin. Finished with a stunning tiled floor, wall-mounted heated towel rail and obscure double glazed window to the front elevation.









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EPC Rating: A

Tenure: Freehold

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