



Connells
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FOR SALE

Connells

Lavington Grange
Peterborough



Property Description

Located in the sought-after residential area of Parnwell, this three-bedroom semi-detached house offers a fantastic opportunity for first-time buyers, investors, or anyone looking to put their personal stamp on a property. The home welcomes you with an entrance porch leading into a bright lounge, a separate dining room, and a well-appointed kitchen. A standout feature is the modern downstairs shower room, complete with a stylish walk-in rainfall shower.

Upstairs, the property boasts three generously sized bedrooms and a family bathroom. Outside, you'll find a private rear garden perfect for relaxing or entertaining, along with a driveway and a garage to the side, providing ample off-road parking and storage.

With its versatile layout and great potential, this home is a must-see for those looking to settle in a convenient and family-friendly location.

Entrance Porch

Windows to side and front and laminate flooring.

Shower Room

Walk in rainfall shower, WC, wash hand basin, window to side, tiled walls and flooring and chrome heated towel rail.

Lounge

19' 7" max x 10' 1" max (5.97m max x 3.07m max)

Plus bay window to the front, window to rear and door to front, laminate flooring, stairs to first floor and two radiators.

Dining Room

11' 10" x 9' 5" (3.61m x 2.87m)

Window to the rear, radiator, laminate flooring and open to kitchen.

Kitchen

9' 7" x 7' 9" (2.92m x 2.36m)

Window and door to rear, high and low level storage with worktops over, space for washing machine/fridge freezer, oven with gas hob and hood, wall mounted boiler, cladding walls and laminate flooring.

First Floor Landing

Window to side, carpet and radiator.

Bedroom One (double)

9' 1" x 9' 3" (2.77m x 2.82m)

Window to rear, carpet and radiator.

Bedroom Two (double)

9' 1" x 10' 5" max (2.77m x 3.17m max)
Window to front, carpet and radiator.

Bedroom Three

7' 4" x 6' 8" (2.24m x 2.03m)
Window to front, carpet and radiator.

Bathroom

Windows to rear and side, storage cupboard, tiled around bath, bath, WC, wash hand basin, chrome heated towel rail, and laminate flooring.

Outside

Rear Garden

Gated side access, astro turf, shed, block paved patio and private.

Front

Side driveway and garage.

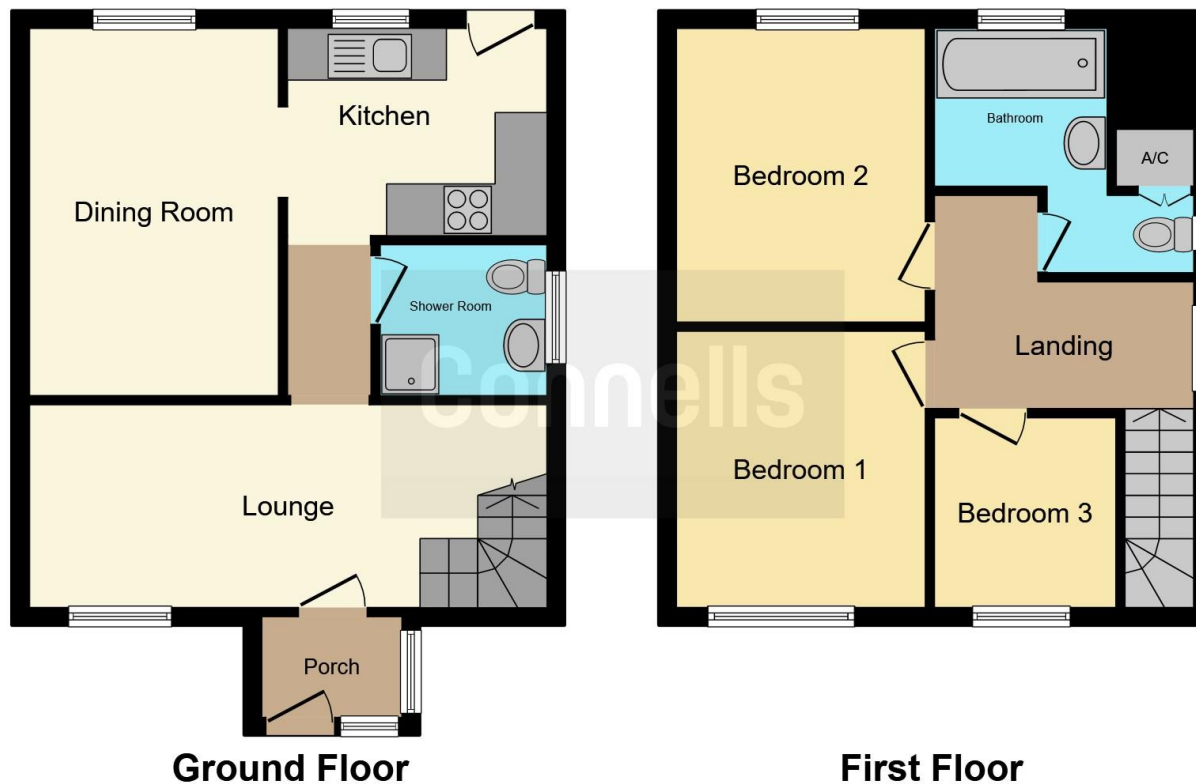
Garage

9' 5" x 18' 6" (2.87m x 5.64m)
Up and over door, door to side and electric.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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