







## Mayors Walk, Peterborough

#### **Entrance Hall**

Wood flooring, radiator, stairs to first floor and storage cupboard.

## Lounge

16' 9" x 11' 5" ( 5.11m x 3.48m )

Window to front, wood flooring, fireplace and radiator.

## **Dining Room**

14' 10" x 11' 8" ( 4.52m x 3.56m )

Window to front, wood flooring, fireplace and radiator.

#### Kitchen

20' 3" x 9' 8" ( 6.17m x 2.95m )

Brick walls, tiled flooring, radiator, patio door to rear, sink/drainer, oven with 5 ring gas hob and hood, high and low level storage with worktops over, space for washer/dryer, fridge/freezer.

## First Floor Landing

Wood flooring, window to side and radiator.

## **Bedroom One (double)**

10' 8" x 11' 3" ( 3.25m x 3.43m )

Window to front and side, wood flooring and radiator.

#### **Bedroom Two**

10' 7" x 7' 1" ( 3.23m x 2.16m )

Window to side, wood flooring and loft hatch.

## **Bedroom Three (double)**

10' 2" x 12' 10" ( 3.10m x 3.91m )

Window to rear, radiator, wood flooring and fitted wardrobes.

## **Bedroom Four (double)**

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

Two windows to the rear, wood flooring and radiator.

#### **Bathroom**

Window to side, tiled flooring and walls, heated towel rail, spotlights, bath with shower over, storage cupboard, wash hand basin and WC.

### **Rear Garden**

BBQ area, greenhouse, grass, patio area and side gated access.

#### **Front Garden**

Lighting around the house, walk way, driveway with secure gated parking and garage.

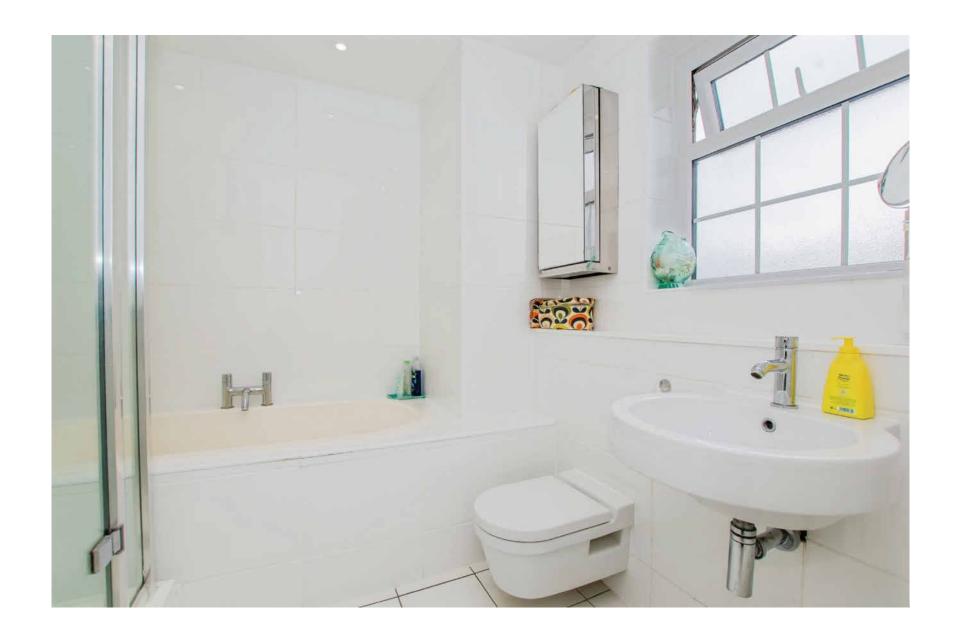
#### Garage

19' 6" x 8' 11" ( 5.94m x 2.72m )

Door to rear, electric and up and over door.







# Mayors Walk, Peterborough

This impressive four-bedroom detached home offers spacious living ideal for growing families. The ground floor features a welcoming lounge, dining room perfect for entertaining, and a well-equipped kitchen. External lighting adds security and charm. Upstairs are four generous bedrooms and a modern family bathroom. The enclosed rear garden includes a BBQ area and patio for summer gatherings. A gated driveway and garage provide secure parking. Located in a popular area close to amenities, schools, and transport links, this home blends comfort with convenience.

Offers in excess of

£400,000

EPC Rating: B Council Tax Band: C Tenure: Freehold



Connells SIGNATURE

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<sup>3.</sup> The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





<sup>1.</sup> MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale, 2. These particulars