



## Coneygree Road Stanground Peterborough

**Price: Freehold £200,000 offers in excess of**

- Semi detached property
- Three bedrooms
- Two reception rooms
- Cloakroom
- No forward chain
- Large rear garden
- Close to local amenities and schools
- Sought after location

EPC Rating: E



## Accommodation Includes

### Entrance Hall

Understairs storage cupboard, laminate flooring, stairs to first floor.

### Lounge

3.33m x 3.66m (10'11" x 12') maximum into recess. PVCu double glazed bay window to front, wall mounted fireplace, double radiator, laminate flooring.

### Dining Room

3.61m x 3.34m (11'10" x 11') maximum into recess. Wall mounted fireplace with brick built surround, radiator, laminate flooring, patio doors to:

### Sun Room

2.80m x 3.13m (9'2" x 10'3"). Double radiator, laminate flooring, PVCu double glazed French doors to garden.

### Kitchen

4.42m x 2.34m (14'6" x 7'8"). Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer, plumbing for automatic washing machine, space for fridge/freezer, PVCu double glazed window to side, tiled flooring, door to:

### Rear Lobby

PVCu double glazed window to side, door to:

### Cloakroom

Fitted with a two piece suite with wash hand basin and close coupled WC, tiled splashbacks, vinyl flooring. PVCu double glazed window to side.

### First Floor Landing

PVCu double glazed window to rear, door to:

### Bedroom 1

3.38m x 3.80m (11'1" x 12'6"). PVCu double glazed window to front, built-in wardrobe, radiator.

### Bedroom 2

3.17m x 3.39m (10'5" x 11'1"). PVCu double glazed window to rear, built-in wardrobe, radiator, wooden flooring.

### Bedroom 3

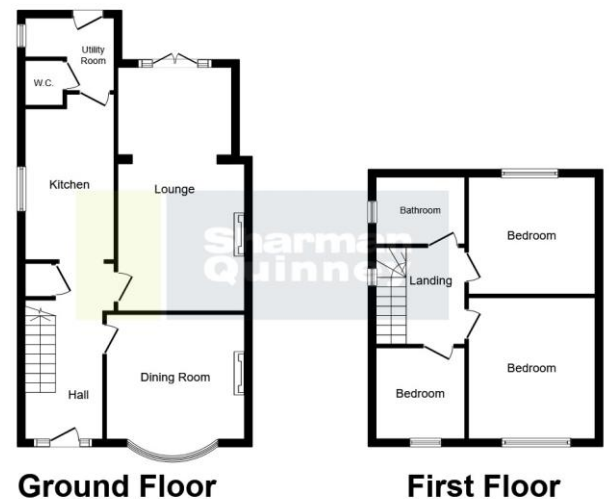
2.44m x 2.28m (8' x 7'6"). PVCu double glazed window to front, double radiator.

### Family Bathroom

Fitted with a three piece suite with deep panelled bath, wash hand basin and close coupled WC, tiled splashbacks, window to side, double radiator.

### Outside

The rear garden is enclosed by a wooden fence and is mainly laid to lawn with a block paved sun patio seating area with rose, flower, shrub and hedging borders, gated side access.



This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

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