



3 Lewes Gardens, Werrington, Peterborough, PE4 6QN

Offers Over £340,000

Propertyline are pleased to be Offering This Two bedroom detached bungalow with study (was built as 3 bedroom) within Old Werrington Village WILL REQUIRE SOME UPDATING and NO CHAIN Ideally located within the village with an array of local amenities nearby. With spacious accommodation and benefitting from no upward chain viewing is early recommended to appreciate the size of the accommodation on offer.



In brief the property comprises, front entrance door leading into a generous sized hallway with various doors leading off, access into a good sized lounge area with feature surround fireplace ,leading into a lovely Conservatory uPVC double glazed door leading into the garden,With a generous sized kitchen/diner uPVC double glazed windows to rear Off the hallway access into a good sized master bedroom and a further bedroom also a study area . Outside to the front, garden with bloc paved driveway providing off road parking with gated access leading to further parking space with access to a detached single garage with power & light connected. An enclosed rear garden.

Entrance Porch

5'04 x 2'11 (1.63m x 0.89m)

Upvc Door to front leading into the hallway

Hallway L- Shape

10'11 x 6'00 16'05 x 3'01 (3.33m x 1.83m 5.00m x 0.94m)

Door to front of property, laminate flooring, loft hatch with pulled down ladders, radiator, doors leading to all rooms.

Lounge

20'03 x 11'11 (6.17m x 3.63m)

Upvc Window to front, Laminate flooring, fireplace, 2 radiators, sliding patio door leading to Conservatory.

Conservatory

14'06 x 14'05 (4.42m x 4.39m)

Upvc door to side leading to garden and door leading to front of property 3 radiators dwarf walls, Laminate flooring,

Kitchen

12'00 x 11'11 (3.66m x 3.63m)

UPVC double-glazed window to rear, Upvc door to side , The kitchen benefits with a matching range of base and eye-level units with fitted worktops and splashback tiles behind. laminate flooring, radiator. leading to pantry

Pantry

5'06 x 2'11 (1.68m x 0.89m)

Window to rear, units and storage.

Bedroom 1

15'06 x 9'11 (4.72m x 3.02m)

UPVC window to front, Laminate flooring, radiator

Bedroom 2

13'05 x 11'10 (4.09m x 3.61m)

UPVC window to front and side, Laminate flooring, radiator

Study/wc

6'00 x 6'01 (1.83m x 1.85m)

Window to rear, carpet radiator, fuse box, arch to W/C 4'01 X 2'10 Which has a sink and w/c

Bathroom

10'10 x 6'00 (3.30m x 1.83m)

Upvc window to rear, comprise of Bath, sink, W/C, walk in shower , radiator, vinyl flooring.

Outside

Outside the property is approached via a driveway with ample parking for at least 4 cars leading to the single garage. the front as few shrub's and flowers

To the rear there is a good-size mature garden which has a variety of patio and seating areas i The patio area is a fantastic space for entertaining with family and friends. The garden is extremely private and tranquil with a variety of mature plants, trees and flowers, then leading to area where the garage is and a good size area for at least 6 cars behind the gates.

