

Church Walk, Yaxley Peterborough PE7 3YD



## welcome to

## Church Walk, Yaxley Peterborough

A WELL presented family home, with fields to the rear, offering deceptively spacious accommodation to comprise: entrance hall, lounge, re-fitted kitchen diner, downstairs wc, three bedrooms, bathroom, front and rear gardens, This home must be viewed to appreciate.













#### **Entrance Hall**

Stairs to first floor, walk in understairs cupboard, laminate flooring, radiator.

#### Lounge

11' 5" x 14' 7" ( 3.48m x 4.45m ) Double glazed window to the front, radiator, laminate flooring.

### **Kitchen Diner**

17' 1" x 11' 6" narrowing to 6' 5" ( 5.21m x 3.51m narrowing to 1.96m ) Double glazed window & french doors to the rear, re-fitted to comprise; sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards, plumbing for washing machine / dishwasher, recessed fridge freezer space, fitted electric oven & hob.

#### Side Lobby

Half glazed door to the side, work surface with fitted shelving.

### **First Floor Landing**

Double glazed window to the side, laminate flooring, laundry cupboard.

### Bedroom 1

11' 7" x 14' 8" ( 3.53m x 4.47m ) Double glazed window to the front, radiator, laminate flooring.

### Bedroom 2

11' 7" x 8' 7" plus doorway ( 3.53m x 2.62m plus doorway ) Double glazed window to the rear, radiator, laminate flooring.

#### Bedroom 3

 $8^{\prime}$   $8^{\prime\prime}$  x 7  $^{\prime\prime}$  2" ( 2.64m x 2.18m ) Double glazed window to the rear, radiator, laminate flooring.

#### **Bathroom** Frosted double glazed window to the side, close



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coupled wc, hand wash basin set into vanity unit, radiator / towel radiator.

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## **Church Walk, Yaxley Peterborough**

- entrance hall, lounge •
- kitchen diner
- downstairs wc
- three bedrooms, bathroom
- gardens with fields to the rear ٠

Tenure: Freehold EPC Rating: C

offers in excess of

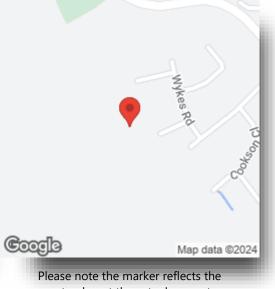
£250,000





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postcode not the actual property



Property Ref: YXZ108110 - 0008

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