



Lavender Close, Yaxley Peterborough PE7 3YR

welcome to

Lavender Close, Yaxley Peterborough

A well proportioned home, offering good sized ground floor accommodation, which is set in a pleasant cul de sac location & offers; entrance hall, lounge diner, conservatory, three bedrooms, bathroom, gardens & driveway. This home could make an ideal first purchase & must be viewed!.



Entrance Hall

Tiled flooring, radiator, stairs to first floor.

Lounge Diner

16' 3" x 15' 7" max (4.95m x 4.75m max)

Sliding double glazed doors to the conservatory, radiator, understairs cupboard.

Conservatory

8' 11" x 14' 1" max (2.72m x 4.29m max)

With laminate flooring, radiator & double doors to the rear.

First Floor Landing

Laundry cupboard, doors to:

Bedroom 1

12' 1" x 7' 9" extending to 9' 7" (3.68m x 2.36m extending to 2.92m)

Double glazed window to the rear, radiator.

Bedroom 2

11' x 8' 8" extending to 9' 5" (3.35m x 2.64m extending to 2.87m)

Double glazed window to the front, radiator.

Bedroom 3

7' 5" x 6' 7" (2.26m x 2.01m)

Double glazed window to the rear, radiator.

Bathroom

frosted double glazed window to the rear, panel bath with shower screen, close coupled wc, hand wash basin, radiator / towel rail.

Outside The Property

The frontage is laid to stone chippings & provides of road parking for several vehicles. To the rear, the garden is laid to artificial grass and the garden extends to a storage area to the side of the property.



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Lavender Close, Yaxley Peterborough

- REDUCED FROM £220,000
- entrance hall, lounge diner, kitchen, conservatory
- three bedrooms, bathroom
- gardens & driveway
- ideal first purchase

Tenure: Freehold EPC Rating: C

offers in excess of

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YXZ108288 - 0005

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