

Broadway, Yaxley Peterborough PE7 3NR



# welcome to

# Broadway, Yaxley Peterborough

A well proportioned family home, set in a non estate location and is offered with no onward chain & comprises: entrance hall, lounge diner, kitchen, conservatory, utility / downstairs wc, three bedrooms, bathroom, gardens, garage & driveway.













#### **Entrance Hall**

Stairs to first floor.

#### Lounge Diner

23' 5" x 11' 1" ( $7.14m \times 3.38m$ ) Double glazed bay window to the front, two radiators, inset log burner, glazed door to the rear into the conservatory.

#### Conservatory

13' 4" x 10' 10" (4.06m x 3.30m) Of brick & double glazed conservatory, power points.

### Kitchen

10' 9" x 6' 5" ( 3.28m x 1.96m ) Window to the rear, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Electric oven & hob, fridge freezer space.

#### Utility / Wc

9' 4" x 4' 6" (  $2.84m \times 1.37m$  ) Double glazed window to the rear, close coupled wc, hand wash basin, plumbing for washing machine.

#### First Floor Landing

Double glazed window to the side, access to the loft.

#### Bedroom 1

11' 3" x 11' 6" ( 3.43m x 3.51m ) Double glazed window to the front, radiator.

#### Bedroom 2

11' 3" x 9' 10" (  $3.43m\ x\ 3.00m$  ) Double glazed window to the rear, radiator.

**Bedroom 3** 7' 8" x 6' 6" ( 2.34m x 1.98m ) Double glazed window to the front, radiator.

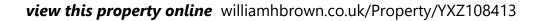
#### Bathroom

 $6^{\circ}$  5" x 5' 9" ( 1.96m x 1.75m ) Frosted double glazed window to the rear, close coupled wc, hand wash basin, panel bath with shower mixer tap, radiator.



#### **Outside The Property**

The frontage & driveway is laid to gravel & provides parking for several vehicles. The driveway leads to the garage which has an up & over door, power connected & door to the side. The rear garden offers a paved patio area and is laid to lawn and enclosed by fencing.





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# **Broadway, Yaxley Peterborough**

- entrance hall
- lounge diner, kitchen
- conservatory, utility / downstairs wc
- three bedrooms, bathroom
- gardens, garage & driveway

Tenure: Freehold EPC Rating: Awaited

# £240,000



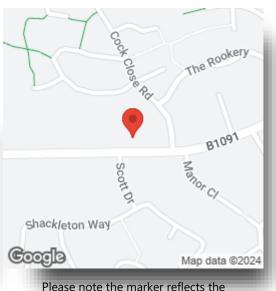


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postcode not the actual property

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