



Landsdowne Road, Yaxley Peterborough PE7 3JL

welcome to

Landsdowne Road, Yaxley Peterborough

A well presented family home which is set in a pleasant position, close by to many of the Village's amenities. This home benefits from a warm roof conservatory to the rear along with gardens to front, rear & side and outside entertainment areas to include a bar. ideal for family life & socialising alike!.



Entrance Hall

Stairs to first floor with understairs storage cupboard, radiator.

Lounge

11' 6" x 13' 9" (3.51m x 4.19m)

Window to the front, radiator.

Kitchen Diner

17' 7" x 8' 5" (5.36m x 2.57m)

Window to the side, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards, fitted dishwasher, gas hob & electric oven, fridge freezer space.

Conservatory

17' 1" max x 12' 4" (5.21m max x 3.76m)

With spotlights to warm roof, radiator, doors to the side, utility cupboard housing plumbing for washing machine.

First Floor Landing

Window to the side, access to the loft.

Bedroom 1

13' 10" x 9' 8" plus doorway (4.22m x 2.95m plus doorway)

Window to the front, radiator.

Bedroom 2

10' x 8' 4" (3.05m x 2.54m)

Window to the rear, radiator.

Bedroom 3

9' 3" x 7' 5" inc stairwell (2.82m x 2.26m inc stairwell)

Window to the front, radiator.

Bathroom

Frosted window to the rear, concealed cistern wc, panel bath with shower screen, hand wash basin set into vanity unit.

Outside The Property

The front garden is laid to stone chippings to provide off road parking. To the rear, the garden is of a generous size & laid to lawn with an area of composite decking along with a part covered seating area and timber built bar. The garden is enclosed by fencing.



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welcome to

Landsdowne Road, Yaxley Peterborough

- entrance hall
- lounge, kitchen diner
- warm roof conservatory
- three bedrooms, bathroom
- generous gardens, two driveways

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YXZ109316 - 0004

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