

for sale

£300,000



## Lowther Gardens Peterborough PE4 7TJ

### POSITIONED TO PLEASE

This detached family home is located in a pleasant cul de sac in Gunthorpe. The property has been well maintained inside and out. Being offered for sale with **NO ONWARD CHAIN** this would make an ideal home for all the family





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## Entrance Hall

Half glazed patterned UPVC door with matching window to one side into the entrance hall. Double radiator, laminate flooring, staircase to first floor landing with understairs storage cupboard, textured ceiling and doors off onto kitchen, bathroom, bedroom four and lounge.

## Lounge

12' 7" x 11' 11" ( 3.84m x 3.63m )

Double radiator, TV point, living flame gas fire with feature surround, papered ceiling, UPVC double glazed window to the front and archway through to the dining room.

## Dining Room

11' 11" x 9' 4" ( 3.63m x 2.84m )

Two double radiators, papered ceiling and UPVC double glazed patio doors into the rear garden. Door through to the kitchen.

## Kitchen

14' x 8' 4" ( 4.27m x 2.54m )

Comprising of a range of matching wall and base level units, concealed lighting to the wall units, worktops and a single drainer sink with a mixer tap over and tiled splashbacks. Built in John Lewis double oven, grill, Bosch four ring gas hob with splashback and extractor hood above. Plumbing for washing machine, space for a tumble dryer and a full standing fridge freezer. Gas boiler which services the hot water and central heating system, coving to smooth ceiling with recess lighting, UPVC double glazed window to the rear and a frosted fully glazed UPVC door to the rear.



## Bathroom

Being fully tiled to two walls and comprising a three piece suite to include bath with taps over, Mira Vie shower with shower rail, a wash hand basin with mixer tap over set within a vanity unit to include the WC with dual flush and concealed cistern. Heated towel rail. Doors into airing cupboard housing the cylinder water tank, ceramic tiled flooring, textured ceiling and a frosted UPVC double glazed window to the side.

## Bedroom Four

7' 11" x 7' 10" ( 2.41m x 2.39m )

Radiator, smooth ceiling and UPVC double glazed window to the front.

## First Floor Landing

Door into storage eaves, textured ceiling with access to loft, UPVC double glazed window to rear and doors off onto bedrooms

## Bedroom One

14' 11" max x 10' 5" ( 4.55m max x 3.17m )

Radiator, range of fitted wardrobes, cupboards and drawers, textured ceiling and UPVC double glazed window to the front.

## Bedroom Two

11' 10" max x 10' 9" max ( 3.61m max x 3.28m max )

Radiator, textured ceiling and UPVC double glazed window to the front.

## Bedroom Three

8' 8" plus recess x 6' 5" ( 2.64m plus recess x 1.96m )

Radiator, textured ceiling and UPVC double glazed window to the rear.

## Outside

The front garden is laid to lawn with mature and established planted borders. A gravel area for off road parking, plus a concrete and gravel driveway provides off road parking which in turn leads to the garage. Gated access to the rear garden.

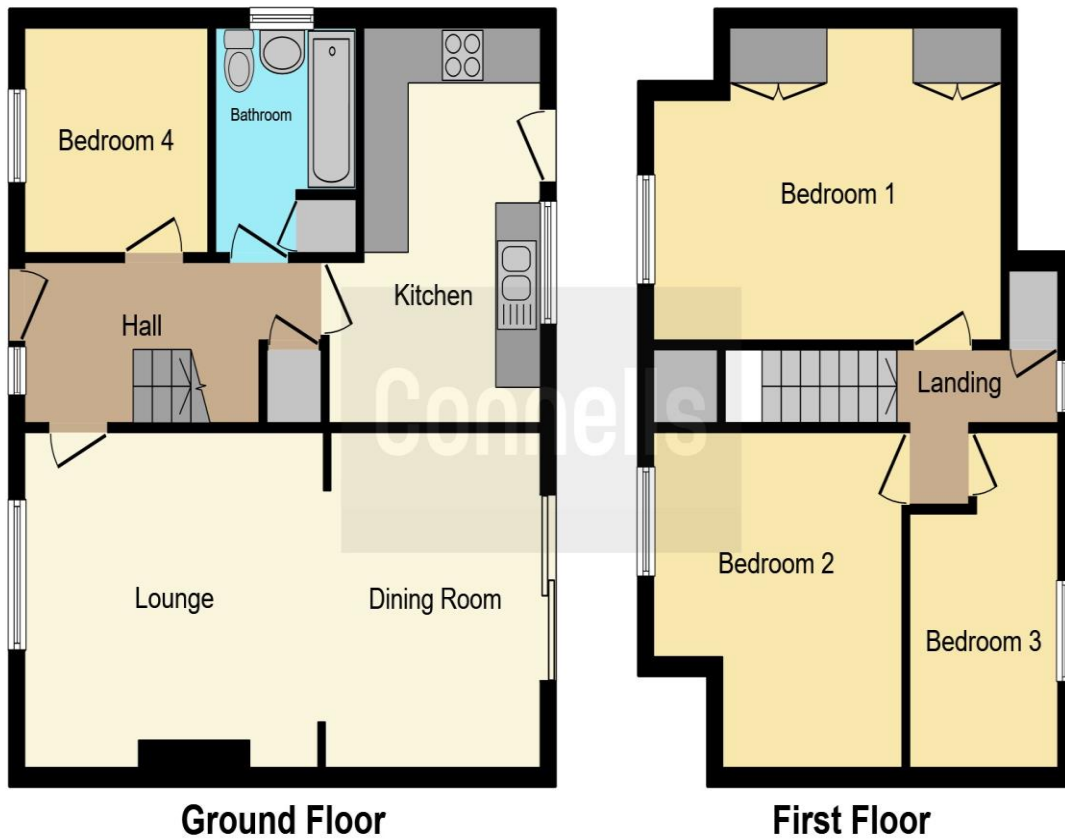
The rear garden is beautifully maintained and laid to lawn with mature and established planted side borders, plus a paved patio area. Garden pond, shed and glass greenhouse. The garden is surrounded by a timber built fence.

## Garage

Fitted with a metal up and over door







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Property Ref: WRN305254 - 0002

**Tenure:** Freehold

**EPC Rating:** Awaiting

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