

for sale

£300,000



Livermore Green Peterborough PE4 5DG

WELL PRESENTED THROUGHOUT!! This property is ready to move into - with ample living accommodation. Three Bedrooms, en suite to master, three reception rooms to include garden/sun room & Garage - what more could you want! .



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Entrance Hall

Half glazed patterned UPVC double glazed door into entrance hall. Double radiator, laminate flooring, telephone point, staircase to first floor landing with understairs storage cupboard, coving to textured ceiling, two UPVC double glazed windows to side and doors off onto lounge, dining room and cloakroom.

Cloakroom

Comprising of a two piece suite to include wash hand basin with taps over and tiled splashbacks, WC with duel flush, extractor and textured ceiling.

Lounge

14' 11" x 11' 9" (4.55m x 3.58m)

Double radiator, TV & Telephone point, coving to textured ceiling and UPVC double glazed window to front.

Dining Room

12' 7" x 9' 1" (3.84m x 2.77m)

Double radiator, laminate flooring continues from the entrance hall, coving to textured ceiling, archway through into kitchen and family room.

Family Room

8' 10" x 8' (2.69m x 2.44m)

Laminate flooring continues from the dining room, smooth dome ceiling with recess lighting, UPVC double glazed french doors into rear garden.



Kitchen

8' 10" x 8' 6" (2.69m x 2.59m)

Comprising of a range of matching wall and base level units, single drainer sink with mixer tap over, tiled splashbacks, worktops, built in oven, grill, four ring hob and extractor and plumbing for dishwasher, laminate flooring continues from the dining room, Radiator, coving to textured ceiling, UPVC double glazed window to rear & door through to the garage.

First Floor Landing

Door into airing cupboard which houses the cylinder water tank with slatted shelving. Coving to textured ceiling with loft access. UPVC double glazed window to side and doors off onto bedrooms and bathroom.

Bedroom One

10' 6" exc door recess x 9' 2" to front of fitted wardrobes (3.20m exc door recess x 2.79m to front of fitted wardrobes)

Radiator, two sets of double bi fold doors into fitted storage, coving to textured ceiling, UPVC double glazed window to rear and door through into en suite.

En Suite Shower Room

Comprising of a three piece suite to include shower cubicle with mains fed shower fitted, wash hand basin with taps over and tiled splashbacks and WC. Ceramic tiled flooring, radiator, coving to textured ceiling and frosted UPVC double glazed window to rear.

Bedroom Two

12' 2" x 9' 1" exc door recess (3.71m x 2.77m exc door recess)

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

Bedroom Three

8' 11" x 6' 5" (2.72m x 1.96m)

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

Bathroom

Fully tiled bathroom comprising of a three piece suite to include bath with mixer tap over, shower attachment and shower fitted over with bi fold shower screen, wash hand basin with mixer tap over and WC with dual flush. Heated towel rail, coving to textured ceiling and frosted UPVC double glazed windows to rear and side.

Front Garden

Granite gravelled area to the front and a path leading to the front door which has a storm canopy porch over.

Granite gravelled driveway providing off road parking which in turn leads to the garage.

Garage

17' 10" x 8' 2" (5.44m x 2.49m)

Single garage fitted with a metal up and over door. Power and lighting connected. Plumbing for washing machine & gas boiler. UPVC double glazed window and half glazed UPVC double glazed door to the rear.

Rear Garden

Mainly laid to lawn with paved patio area and planted side borders. The garden also benefits from a further circular featured paved seating area, outside light & tap. The garden is surrounded by a timber built fence.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: WRN305283 - 0003

Tenure: Freehold

EPC Rating: Awaited

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