

for sale

£375,000



Temple Grange Peterborough PE4 5DN

ROOM FOR ALL THE FAMILY in this lovely four bedroom detached property. Located just a short distance from local amenities, well presented and with plenty of accommodation for everyone. Call our sales team on 01733 579412 for full details and to book your viewing.



Temple Grange Peterborough PE4 5DN

Entrance Hall

Half glazed patterned UPVC door into the entrance hall. Slimline panel radiator, LVT flooring, staircase to first floor landing with an understairs storage cupboard and coving to textured ceiling with recess lighting. Fully glazed doors into the lounge and kitchen/diner and solid oak door through to the cloakroom.

Cloakroom

Being half tiled and comprising a two piece suite to include a wash hand basin with mixer tap over and set within a vanity unit and a WC with dual flush. Heated towel rail/radiator, textured ceiling and frosted UPVC double glazed window to the front.

Kitchen / Diner

25' 9" x 8' 10" (7.85m x 2.69m)

Comprising a range of matching wall and base level units, concealed lighting to the wall units, granite worktops, Belfast style stainless steel one and a half sink with extendable detachable hose over and a granite inset drainer. Bosch integral oven, grill and four ring induction hob with extractor hood above, microwave oven and fridge. Plumbing for washing machine and dishwasher, gas boiler (concealed behind a wall unit), LVT flooring continuous from the entrance hall, slimline panel radiator. TV and telephone points, coving to smooth ceiling with recess lighting, UPVC double glazed stable door to the side with UPVC double glazed French doors into the rear garden.



Lounge

14' 9" x 11' 9" (4.50m x 3.58m)

Designer panel corner radiator, TV and telephone points, living flame gas fire with granite surround and hearth, solid wood Oak flooring, coving to textured ceiling, UPVC double glazed French doors with matching side windows into the rear garden.

First Floor Landing

Door into the airing cupboard housing the cylinder water tank with slatted shelving. Coving to textured ceiling with recess lighting and access to loft. Doors off onto bedrooms and bathroom.

Master Bedroom

12' 5" x 9' 4" to front of ftd wrobes + rec (3.78m x 2.84m to front of ftd wrobes + rec)

Slimline panel radiator, extensive range of fitted wardrobes, drawers and bedside tables, coving to textured ceiling, UPVC double glazed window to the front and door through to the en-suite.

En-Suite

Refurbished and fully tiled to the walls and floor. Comprising a three piece suite to include a shower cubicle with mains fed shower fitted, waterfall head and detachable host, a wash hand basin with mixer tap over and set within a vanity unit to include the WC with dual flush and concealed cistern. Chrome effect heated towel rail, bathroom mirror with shaver point, recess lighting and extractor and frosted UPVC double glazed window to the side.

Bedroom Two

12' 5" x 7' 11" (3.78m x 2.41m)

Slimline panel radiator, TV point, coving to textured ceiling and UPVC double glazed window to the rear.

Bedroom Three

11' 5" x 7' 11" (3.48m x 2.41m)

Slimline panel radiator, two bifold doors into fitted wardrobe, coving to textured ceiling and UPVC double glazed window to the rear.

Bedroom Four

11' 5" max x 7' 4" (3.48m max x 2.24m)

Slimline panel radiator, TV point, door into fitted wardrobe with hanging rail and shelving, coving to textured ceiling and UPVC double glazed window to the front.

Family Bathroom

Being fully tiled and comprising a three piece suite to include a P shaped bath with mixer tap over and shower attachment, rainfall shower head and a curved shower screen, wash hand basin with mixer tap over and set within a vanity unit and a WC with dual flush. Heated towel rail, LVT flooring, smooth ceiling with extractor and frosted UPVC double glazed window to the side.

Outside

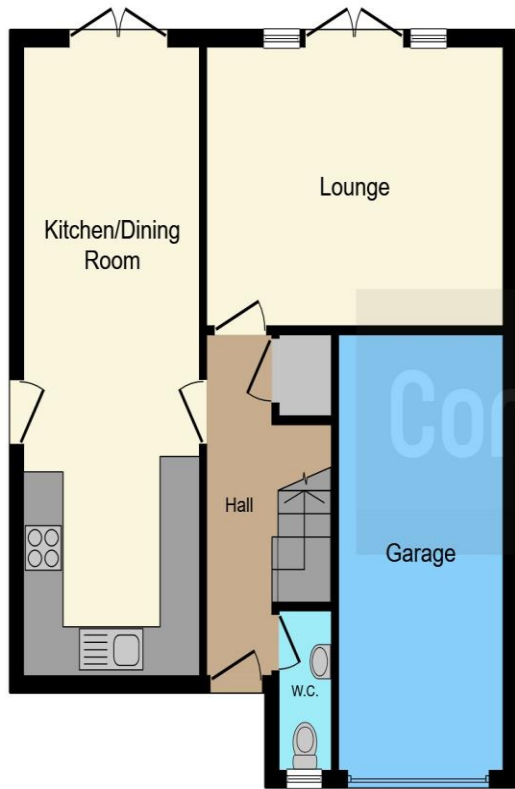
To the front of the property is a block paved area which provides additional off road parking, the front entrance has a storm canopy porch and outside light. A driveway provides off road parking and in turn leads to the garage. Gated access to the rear garden.

The rear garden is laid to lawn with an extensive paved patio area. Further raised seating area to the rear, timber built shed, outside light, the garden is surrounded by a timber built fence.

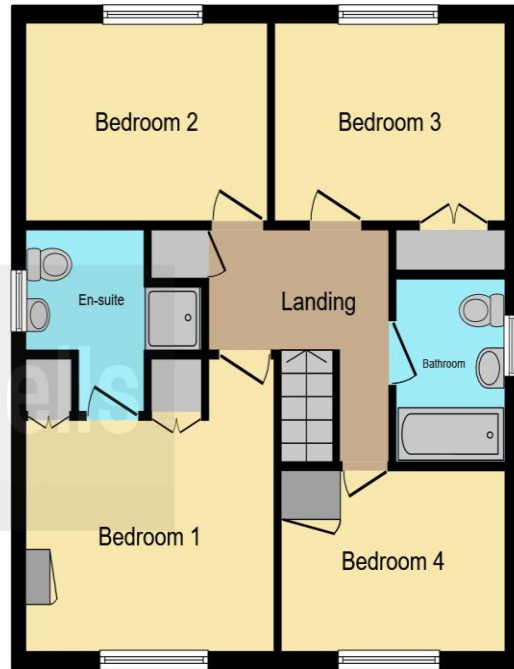
Garage

Fitted with an electric roller shutter door. Power and lighting connected





Ground Floor



First Floor

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

To view this property please contact Connells on

T 01733 579412
E werrington@connells.co.uk

Unit 6 Staniland Way Werrington
 PETERBOROUGH PE4 6NA

Property Ref: WRN303260 - 0002

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/WRN303260



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk