

for sale

£270,000



## School Road Newborough Peterborough PE6 7RG

### A HOME THAT HAS IT ALL

This impressive semi detached family home offers a versatile interior which is well maintained by its current owners. If you are looking for a family property in a village location then give us a call on 01733 579412 to book your private viewing.





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## Entrance Hall

Half glazed UPVC double glazed door with matching window to the side into the entrance hall. Radiator, ceramic tiled flooring, staircase to first floor landing, smooth ceiling and door through to the lounge.

## Lounge

16' 2" x 13' 11" ( 4.93m x 4.24m )

Radiator, TV and telephone points, laminate flooring, living flame gas fire with feature surround and hearth. Coving to smooth ceiling, UPVC double glazed window to the front and fully glazed double doors with matching fully glazed windows into the dining room.

## Dining Room

10' 2" x 8' 8" ( 3.10m x 2.64m )

Radiator, ceramic tiled flooring, TV point, smooth ceiling, UPVC double glazed French doors into the rear garden and door through to the kitchen.

## Kitchen

12' 6" plus recess x 8' 6" ( 3.81m plus recess x 2.59m )

Comprising a range of matching wall and base level units, worktops and a single drainer sink with mixer tap over and tiled splashbacks. Built in oven, grill, four ring hob with extractor, microwave area, integral dishwasher and plumbing for washing machine. Radiator, ceramic tiled flooring, door into storage cupboard (with hanging rail and shelving), smooth ceiling with recess lighting, UPVC double glazed window to the rear, half glazed frosted UPVC door to the side and door through to the cloakroom.



## Cloakroom

Being fully tiled and comprising a two piece suite to include a wash hand basin with taps over and a WC with dual flush. Extractor and smooth ceiling.

## First Floor Landing

Door into airing cupboard housing the cylinder water tank with slated shelving, smooth ceiling with recess lighting, smoke and CO 2 alarms, and loft access (which is boarded with power and lighting), UPVC double glazed window to the side and doors off onto bedrooms and bathroom.

## Bedroom One

14' 1" x 10' 9" ( 4.29m x 3.28m )

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

## Bedroom Two

10' 3" x 8' 9" ( 3.12m x 2.67m )

Radiator, TV point, smooth ceiling and UPVC double glazed window to the rear.

## Bedroom Three

8' 4" x 7' 6" inc stairwell ( 2.54m x 2.29m inc stairwell )

Oversized single bed with storage under, radiator, TV point, smooth ceiling and UPVC double glazed window to the front.

## Family Bathroom

Being fully tiled to the bath area and half tiled to the remainder and comprising a four piece suite to include a bath with mixer tap, shower attachment and shower screen, a wash hand basin with mixer tap over, WC with dual flush and shower cubicle which is fitted with a Triton electric shower. Heated towel rail, smooth ceiling with recess lighting with extractor and two frosted UPVC double glazed windows to the rear.

## Outside

To the front of the property the garden is laid to lawn with gravel and planted side borders. A gravel driveway provides off road parking for several vehicles and which in turn leads to single garage. Gated access to the rear garden with sensor security light.

The rear garden is laid to lawn with two block paved patio/seating areas, gravel ornamental area to the rear. The garden is surrounded by a timber built fence, several outside lights and outside tap

## Garage

Fitted with an electric, remote control roller shutter door. Sensor security light. Power and lighting, gas boiler servicing the hot water and central heating system, plumbing for washing machine and space for further appliances, worktop and frosted UPVC double glazed window and a half glazed UPVC door into the rear garden.







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](http://www.focalagent.com)

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**T 01733 579412**  
**E [werrington@connells.co.uk](mailto:werrington@connells.co.uk)**

Unit 6 Staniland Way Werrington  
 PETERBOROUGH PE4 6NA

Property Ref: WRN305202 - 0002

**Tenure:** Freehold

**EPC Rating:** D

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