

for sale

£260,000



## Fincham Drive Crowland Peterborough PE6 0DN

Move in ready

A really lovely three bedroom semi detached home with a fabulous interior. Perfect for family living in a prime residential location. Call today to book your viewing 01733 579412





# Fincham Drive Crowland Peterborough PE6 0DN

## Entrance Hall

Front door into the entrance hall. Radiator with cover, LVT flooring, staircase to the first floor landing, smooth ceiling with mains fed smoke alarm and doorway through to the lounge.

## Lounge

14' max x 12' 5" ( 4.27m max x 3.78m )

Radiator, TV, telephone and aerial point, LVT flooring continuous from the entrance hall, smooth ceiling, UPVC double glazed window to the side and UPVC box bay to the front. Door through to the kitchen.

## Kitchen

12' 5" x 8' 11" to the side of cloakroom ( 3.78m x 2.72m to the side of cloakroom )

Comprising a range of matching wall and base level units, worktops and a one and a half single drainer sink with mixer tap and tiled splashbacks. Built in Bosch oven, grill and four ring induction hob with extractor hood above. Integral dishwasher and fridge freezer, plumbing for washing machine. LVT flooring continuous from the lounge, smooth ceiling with recess lighting and mains fed smoke alarm, UPVC double glazed window to the rear, walkway through to the dining room and door into the cloakroom.



## Cloakroom

Comprising a two piece suite to include a wash hand basin with mixer tap and a WC with dual flush. Radiator, wooden panel to the bottom half of the wall, LVT flooring continuous from the kitchen and smooth ceiling with extractor.

## Dining Area

11' 11" x 8' 5" ( 3.63m x 2.57m )

Two radiators, LVT flooring continuous from the kitchen, smooth ceiling, UPVC double glazed window to the side and UPVC double glazed French doors into the rear garden.

## First Floor Landing

Door into the boiler cupboard which houses the gas boiler (servicing the hot water and central heating system), smooth ceiling with mains fed smoke and carbon monoxide alarms. Loft access and doors off onto bedrooms and bathroom.

## Master Bedroom

10' 4" x 8' 11" plus recess ( 3.15m x 2.72m plus recess )

Radiator, TV point, double doors into fitted storage/wardrobe, smooth ceiling, UPVC double glazed window to the front and door into the en-suite.

## En-Suite

Comprising a three piece suite to include a shower cubicle with mains fed shower, a wash hand basin with mixer tap and tiled splashbacks and a WC with dual flush. Heated towel rail, shaver point, smooth ceiling with recess lighting and extractor and frosted UPVC double glazed window to the front.

## Bedroom Two

10' plus recess x 8' 5" ( 3.05m plus recess x 2.57m )

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

## Bedroom Three

9' x 6' 9" ( 2.74m x 2.06m )

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

## Bathroom

Comprising a four piece suite to include a bath with mixer tap and shower attachment, a wash hand basin with mixer tap and tiled splashbacks. WC with dual flush and a shower cubicle with mains fed shower. Heated towel rail, shaver point, smooth ceiling with recess lighting and extractor. Frosted UPVC double glazed window to the side.

## Outside

The front garden is laid to lawn with a paved path leading to the front door with storm canopy porch. A tarmac driveway provides off road parking which in turn leads to the garage. Gated access into the rear garden.

The rear garden is laid to lawn and has an extensive decked area, hot and cold outside taps, outside light, the garden is surrounded by a timber built fence.

## Garage

Fitted with a metal up and over door. Power and lighting connected.







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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

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Council Tax Band: C

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