

for sale

Guide price £250,000 - £260,000



Pennine Way Peterborough PE4 7TE

GUIDE PRICE £250,000 TO £260,000

Rarely available - this detached bungalow has a good sized interior with plenty of potential. Situated in a prime residential area. With the added benefits of a great size rear garden, garage and off road parking. Call to book your viewing today!



# Pennine Way Peterborough PE4 7TE

## Entrance Porch

8' 10" x 2' 10" ( 2.69m x 0.86m )

Constructed of a UPVC base with patterned UPVC windows surround and a poly carbonate roof and a half glazed patterned door,

## Entrance Hall

Fully glazed patterned double glazed door with matching windows either side. Radiator, laminate flooring, door into storage cupboard, double doors into airing cupboard with radiator and slated shelving and two single doors into further storage, coving to textured ceiling. Doors off onto lounge, kitchen/breakfast room, shower room and bedrooms.

## Bedroom One

14' 10" x 10' 9" ( 4.52m x 3.28m )

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

## Bedroom Two

10' 5" x 10' 4" ( 3.17m x 3.15m )

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

## Lounge

14' 10" x 10' 9" max inc chimney breast ( 4.52m x 3.28m max inc chimney breast )

Radiator, TV and telephone points, coving to textured ceiling and UPVC double glazed windows to front and rear.



## Shower Room

Comprising a three piece suite to include a double length shower cubicle with a mains fed shower fitted, a wash hand basin with taps over and a WC with dual flush. Heated towel rail, panel ceiling with access to loft and a patterned UPVC double glazed window to the side.

## Kitchen / Breakfast Room

14' 9" x 7' 4" ( 4.50m x 2.24m )

Comprising a range of matching wall and base level units, worktops and a single drainer sink with a mixer tap over. Built in oven, grill, four ring hob and extractor. Space for a further appliance, space for fridge freezer. Coving to textured ceiling and UPVC double glazed window to the rear. UPVC door into the conservatory.

## Conservatory

12' 9" x 6' 7" ( 3.89m x 2.01m )

Constructed of a brick base with UPVC double glazed windows surround, poly carbonate roofing, ceramic tiled flooring and UPVC double glazed French doors into the rear garden.

## Outside

To the front of the property is a gravel ornamental garden with a paved path leading to the front door. A driveway provides off road parking for several vehicles which in turn leads to the garage. Gated access to the rear garden.

The rear garden is laid to lawn with mature and established planting, gravel ornamental areas and a paved patio area. Timber built shed.

## Garage

Fitted with a metal up and over door





**First Floor**

**Garage**

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)

To view this property please contact Connells on

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

Unit 6 Staniland Way Werrington  
 PETERBOROUGH PE4 6NA

Property Ref: WRN305605 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: C

**view this property online [connells.co.uk/Property/WRN305605](http://connells.co.uk/Property/WRN305605)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)