

for sale

£375,000



## Lakeside Peterborough PE4 6QZ

**NATURE ON YOUR DOORSTEP** in this detached bungalow overlooking Cuckoos Hollow nature reserve. The property is being offered for sale **CHAIN FREE** and should be viewed to be appreciated. Call our sales team on 01733 579412 to book your private viewing.





# Lakeside Peterborough PE4 6QZ

## Entrance Hall

Front door with a patterned side window into the entrance hall. Double radiator, telephone point, door into the boiler cupboard with slated shelving (housing the gas boiler), coving to textured ceiling with access to loft, doors off onto bedrooms, bathroom, kitchen and lounge.

## Lounge

15' 4" x 14' 4" ( 4.67m x 4.37m )

Radiator, TV point, feature fireplace with surround and tiled hearth, coving to textured ceiling, UPVC double glazed box bay window to the front, leading into the dining area.

## Dining Area

9' 1" x 7' 10" ( 2.77m x 2.39m )

Two radiators, coving to textured ceiling (continuous from the lounge), serving hatch through to the kitchen and double glazed French doors with matching double glazed windows either side into the rear garden.

## Kitchen

13' 1" x 8' 10" ( 3.99m x 2.69m )

Comprising a range of matching wall and base level units, worktops and a single drainer sink with taps over and tiled splashbacks. Built in oven, grill and four ring hob with extractor. Space for microwave and a three quarter fridge freezer. Plumbing for washing machine, double radiator, ceramic tiled flooring, door into storage cupboard (with shelving), textured ceiling, UPVC double glazed window to the rear and a half glazed patterned double glazed door to the rear.





## Master Bedroom

11' 11" x 11' 6" ( 3.63m x 3.51m )

Radiator, TV point, range of fitted wardrobes, drawers, dressing unit, headboard with matching cupboard above. Coving to textured ceiling, UPVC double glazed window to the front.

## Bedroom Two

11' 9" x 8' 10" ( 3.58m x 2.69m )

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

## Bedroom Three

11' 7" x 6' 8" ( 3.53m x 2.03m )

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

## Bathroom

Being fully tiled and comprising a three piece suite to include bath with mixer tap, shower attachment and mains fed shower. A wash hand basin with taps over and a WC with dual flush. Radiator, shaver point, extractor, coving to textured ceiling and a patterned UPVC double glazed window to the rear.

## Outside

Situated on a lovely corner plot with a front/side garden being laid to lawn and a block paved path leading to the front door. A block paved driveway provides off road parking which in turn leads to the double garage which has a mature and established planted area to the side. Gated access to the rear garden.

The rear garden is mainly laid to lawn, mature and established planted side borders with a half circle paved seating area, garden pond, greenhouse, the garden is surrounded by a timber built fence.

## Double Garage

Fitted with two metal up and over doors. Side courtesy door into the rear garden.





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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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Tenure: Freehold EPC Rating: D

Council Tax Band: E

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