

for sale

guide price **£230,000**



## Long Pasture Peterborough PE4 5AX

GUIDE PRICE £230,000 - £235,000

An established three bedroom property located within walking distance of the Werrington Centre. Well maintained by its current owner with a lovely private rear garden. Don't miss out, call us today to book your viewing 01733 579412





# Long Pasture Peterborough PE4 5AX

## Entrance Porch

half glazed, patterned UPVC double glazed front door with UPVC paneling to either side into the entrance porch. Laminate flooring, panel ceiling and door into the lounge.

## Lounge

17' 9" x 13' 1" max inc staircase ( 5.41m x 3.99m max inc staircase )

Radiator, TV and telephone points, laminate flooring, living flame effect electric fire with feature surround, marble back and hearth. Coving to textured ceiling, staircase to the first floor landing, UPVC double glazed window to the rear and a fully glazed door through to the kitchen/diner.

## Kitchen / Diner

17' 8" x 9' 2" ( 5.38m x 2.79m )

Comprising a range of recently replaced matching wall and base level units, concealed lighting to the wall units, worktops with splashbacks and a single drainer sink with a mixer tap over. Cookerpoint with stainless steel splashback and stainless steel extractor hood above. Plumbing for washing machine and dishwasher, space for a tumble dryer and full standing fridge freezer. Double radiator, recently replaced gas boiler (servicing the hot water and central heating system) concealed behind one of the wall units. Smooth ceiling, UPVC double glazed window to the front and UPVC double glazed patio doors into the conservatory.





## Conservatory

13' 3" x 9' 2" ( 4.04m x 2.79m )

Being constructed of a brick base with UPVC double glazed windows surround, living flame effect electric fire, recently replaced poly carbonate roof and UPVC double glazed French doors into the rear garden.

## First Floor Landing

Radiator, textured ceiling with access to loft, UPVC double glazed window to the front and doors off onto bedrooms and bathroom.

## Bedroom One

11' 10" max x 9' 7" plus recess ( 3.61m max x 2.92m plus recess )

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

## Bedroom Two

10' 6" max x 10' 6" plus recess ( 3.20m max x 3.20m plus recess )

Radiator, door into storage cupboard (over stairwell), textured ceiling and UPVC double glazed window to the rear.

## Bedroom Three

7' 10" x 6' 10" ( 2.39m x 2.08m )

Textured ceiling and UPVC double glazed window to the side.

## Bathroom

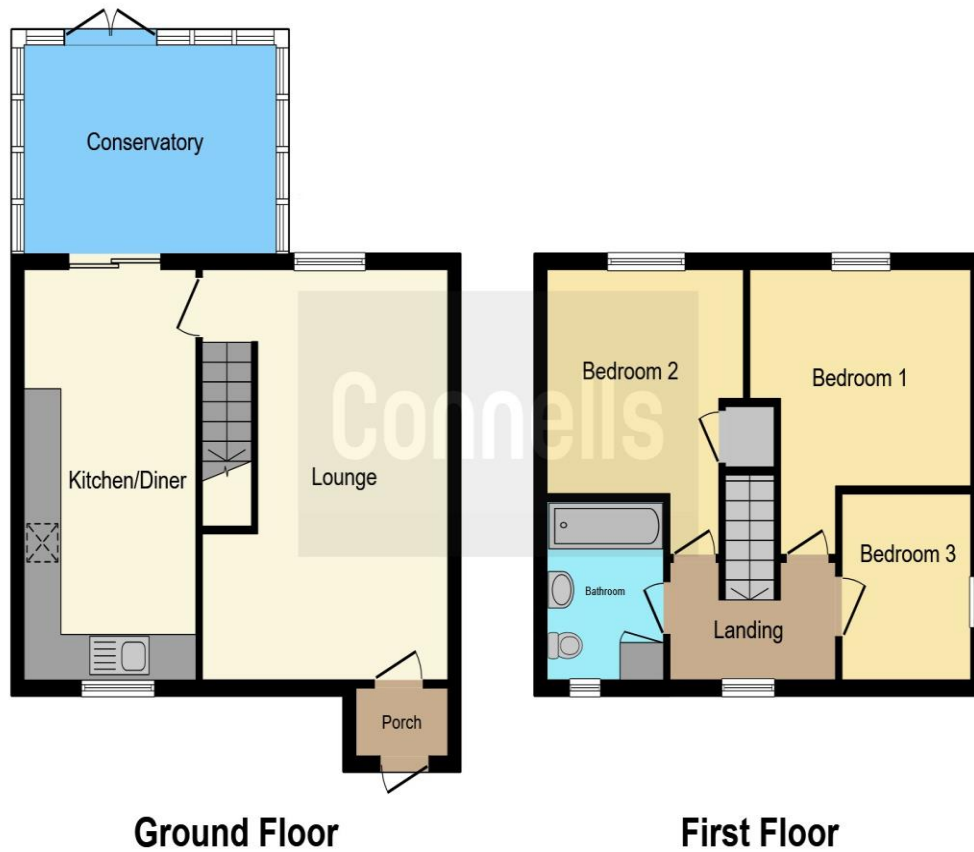
Being half tiled and comprising a three piece suite to include a bath with mixer tap and shower attachment, a wash hand basin with mixer tap over and set within a vanity unit to include the WC with concealed cistern and dual flush. Door into a storage cupboard with shelving (previously the airing cupboard), extractor, textured ceiling and frosted UPVC double glazed window to the front.

## Outside

To the front of the property there is a block paved path leading to the front door. There is also a planted area plus a paved and gravel parking area. To the side is a block paved driveway providing off road parking and gated access to the rear garden.

There is a well maintained, mature and established rear garden which has a circular lawn and planted side borders, timber built shed. There is also paved patio area and the garden is surrounded by a timber built fence.





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Property Ref: WRN305667 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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