

for sale

£270,000



## Mead Close Peterborough PE4 6BS

### MOVE IN READY AND CHAIN FREE!

An attractive and spacious three bedroom semi detached property close to local amenities. Well presented and a perfect property for a growing family. Viewing is highly recommended, call our sales team on 01733 579412



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## Entrance Hall

Designed UPVC double glazed front door into the main entrance. Radiator, laminate flooring, staircase to first floor landing with understairs storage cupboard (housing the recently replaced gas boiler, which services the hot water and central heating system). Coving to ceiling, UPVC double glazed window to the side, doors off onto kitchen and dining area.

## Dining Area

12' 4" x 10' 5" max ( 3.76m x 3.17m max )

Slimline radiator, laminate flooring, smooth ceiling, two three quarter bifold doors into the family/garden room. Archway through to the main lounge.

## Lounge

12' 5" max x 11' 10" max ( 3.78m max x 3.61m max )

Laminate flooring continuous from the dining area, slimline radiator, cable point, smooth ceiling and UPVC double glazed bay window to the front.

## Family / Garden Room

13' 2" x 9' 9" ( 4.01m x 2.97m )

Laminate flooring continuous from the dining area, two radiators, smooth ceiling with recess lighting, UPVC double glazed French doors into the rear garden with Georgian style UPVC double glazed windows either side. Further fully glazed tilt and turn UPVC double glazed door into the rear garden. Archway through to the utility and walkway through into the kitchen.



## Utility

5' 10" x 2' 10" ( 1.78m x 0.86m )

Comprising of wall and base level units with worktop. Plumbing for washing machine and space for a further appliance. Laminate flooring continuous from the family/garden room. Coving to smooth ceiling with access to loft.

## Kitchen

8' 11" x 7' ( 2.72m x 2.13m )

Comprising a range of matching wall and base level units, concealed lighting to the wall units, worktops and a one and a half single drainer sink with mixer tap over and tiled splashbacks. Built in oven grill and four ring gas hob with extractor hood above. Laminate flooring, coving to ceiling and a tilt and turn UPVC double glazed window to the side

## First Floor Landing

Coving to ceiling with loft access, UPVC double glazed window to the side, doors off onto bedrooms, bathroom and cloakroom.

## Bedroom One

12' 7" x 10' 9" max ( 3.84m x 3.28m max )

Wall mounted slimline radiator, laminate flooring, smooth ceiling and UPVC double glazed bay window to the front.

## Bedroom Two

12' 5" x 10' 5" max ( 3.78m x 3.17m max )

Slimline radiator, three door wardrobe with hanging rail and shelving, laminate flooring, smooth ceiling and tilt and turn UPVC double glazed window to the rear.

## Bedroom Three

7' 5" x 7' ( 2.26m x 2.13m )

Radiator, laminate flooring, smooth ceiling and UPVC double glazed window to the front.

## Bathroom

Comprising a two piece suite to include a P shaped bath with mixer tap, shower attachment, detachable hose and shower screen. A wash hand basin with taps over and set within a vanity unit. Heated towel rail, wall mounted electric heater, coving to smooth ceiling and a frosted UPVC double glazed window to the side.

## Cloakroom

Comprising of a WC with dual flush. Dado rail with wooden paneling to the lower half of the wall. Coving to ceiling, radiator and frosted UPVC double glazed window to the side.

## Outside

To the front of the property there is a gravel ornamental area which could be used for additional parking. A block paved driveway provides off road parking which in turn leads to the gated access for the rear garden.

The rear garden is laid to lawn with paved and decked areas. Planted side borders, two timber built sheds and the garden is surrounded by a timber built fence. Sensor outside light, outside tap and external plug sockets.





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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Property Ref: WRN305668 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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