



**Connells**

Meadenvale  
PETERBOROUGH



# Meadenvale PETERBOROUGH PE1 5PU

for sale guide price  
**£240,000**



## Property Description

This attractive three-bedroom detached home offers a practical and stylish layout, perfect for modern living. The ground floor features a welcoming entrance hall with a convenient downstairs WC, leading to a spacious lounge ideal for relaxing or entertaining. To the rear, a bright and airy kitchen/diner provides plenty of space for cooking and dining, with direct access to the garden.

Upstairs, the property boasts three bedrooms, including a comfortable main bedroom, a generous second bedroom, and a versatile third bedroom that can be used as a child's room, home office, or guest space. A modern shower room completes the first floor. This home combines functionality with charm, making it an excellent choice for first-time buyers, families, or downsizers.

## Entrance Hall

Stairs to first floor.

## Cloakroom

Wash hand basin and WC.

## Lounge

13' 6" x 11' 5" ( 4.11m x 3.48m )  
Window to front,

## Kitchen/Diner

14' 5" x 9' 7" ( 4.39m x 2.92m )  
Window and door to rear, wall mounted boiler, high and low level storage with worktops over, integrated oven, induction hob and hood.

## First Floor Landing

Storage cupboard.

## Bedroom One

10' 2" x 8' 1" ( 3.10m x 2.46m )  
Window to front, carpet, radiator and built in wardrobe.

## Bedroom Two

10' 1" x 8' 1" ( 3.07m x 2.46m )  
Window to rear, carpet and radiator.

## Bedroom Three

8' 4" x 6' 2" ( 2.54m x 1.88m )  
Window to front, carpet and cupboard.

## Bathroom

Window to rear, shower, WC, vanity wash hand basin.

## Outside

### Rear Garden

Astro turf.

### Front

Double driveway.

### Garage

18' 8" x 8' 6" ( 5.69m x 2.59m )

Door to side, up and over door and access via rear garden.

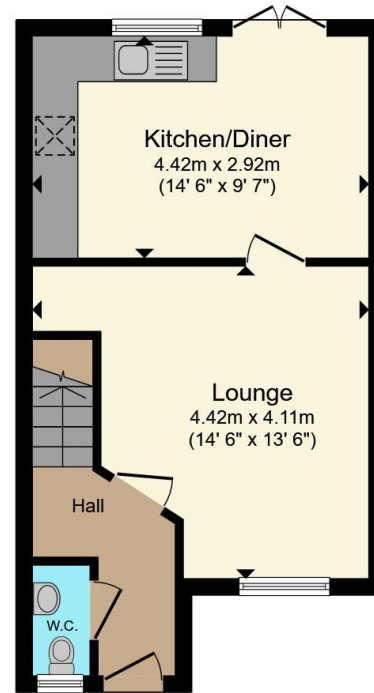




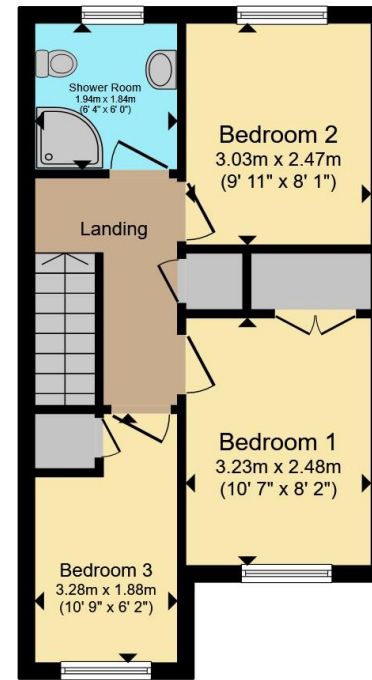








**Ground Floor**



**First Floor**

Total floor area 67.8 m<sup>2</sup> (730 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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