



53 Pennine Way, Peterborough

Guide Price £280,000 - £300,000

 **NEWTON FALLOWELL**

## 53 Pennine Way

Peterborough

This detached family home situated in a popular location offers THREE BEDROOMS, TWO RECEPTION ROOMS as well as an EXTENSIVE REAR GARDEN and a GARAGE and DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES to the front. The accommodation comprises of an entrance hall that grants access to the useful downstairs WC, spacious lounge diner which hosts a fire place and double door access through to the conservatory, which is flexible in it's use and offers additional rear garden access onto the patio, the kitchen boasts built-in hob, oven, ample work surface and storage space with further space and plumbing for a fridge freezer and washer dryer, as well as benefiting from a further door leading onto the patio, whilst upstairs the landing separates the three bedrooms, with bedroom three hosting built-in storage shelves, which all benefit from the recently refurbished shower room comprising of a three-piece white suite to include a walk in shower. Outside there is an extensive garden to the rear which host two patio seating areas, lawn space, shed storage and side personnel door access to the garage hosting internal electrics, in front of the garage you will find a driveway offering parking for multiple vehicles in addition to a further lawn and side gated access through to the patio.

Council Tax band: C

Tenure: Freehold





**Entrance Hall**

**WC**

**Lounge Diner**

23' 0" x 11' 7" (7.02m x 3.52m)

**Kitchen**

9' 3" x 10' 7" (2.81m x 3.22m)

**Conservatory**

10' 6" x 10' 7" (3.19m x 3.22m)

**Landing**

**Bedroom One**

18' 3" x 11' 11" (5.55m x 3.63m)

**Bedroom Two**

10' 8" x 11' 10" (3.25m x 3.60m)

**Bedroom Three**

7' 4" x 10' 7" (2.24m x 3.22m)

**Shower Room**

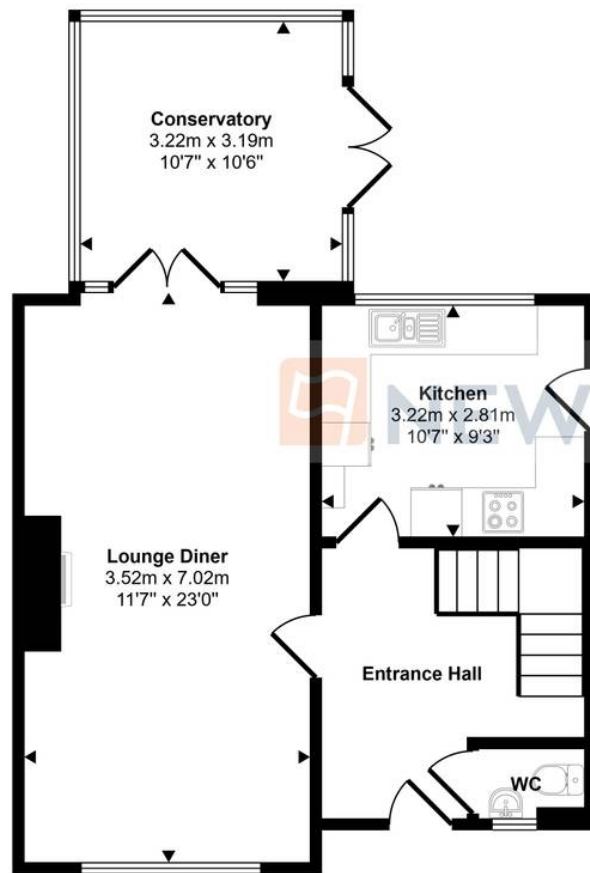
6' 0" x 10' 5" (1.82m x 3.17m)

**Garage**

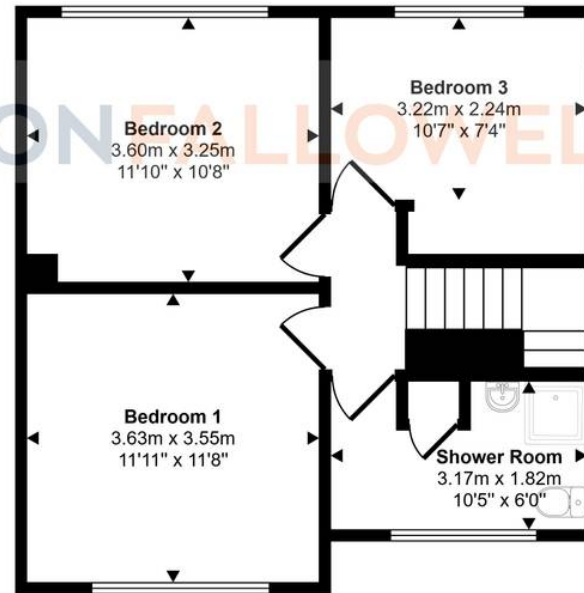
16' 10" x 8' 0" (5.13m x 2.44m)



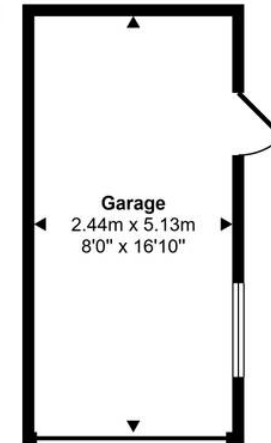
Approx Gross Internal Area  
116 sq m / 1247 sq ft



Ground Floor  
Approx 57 sq m / 614 sq ft



First Floor  
Approx 46 sq m / 498 sq ft



Garage  
Approx 13 sq m / 135 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Newton Fallowell - Peterborough

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