

13 Candidus Court, Peterborough

In Excess of £250,000

NEWTON FALLOWELL

13 Candidus Court

Werrington, Peterborough

This well-presented DETACHED HOUSE offers THREE BEDROOMS, TWO RECEPTION ROOMS & A KITCHEN, a FAMILY BATHROOM, a convenient downstairs WC as well as a GARAGE & DRIVEWAY PARKING TO THE FRONT. Upon entering the property you are welcome by the entrance porch which connects to the spacious hallway granting access to the majority of the ground accommodation, including the useful WC, the lounge offers access to the conservatory as well as hosting the outstanding muti fuel log burner heating the home all year round, the kitchen is thoughtfully arranged with a range of fitted units, offers ample workspace and integrated appliances (including space for dining), and provides easy access to the spacious conservatory which connects the lounge and kitchen, the conservatory is flexible in it's use but does off ample dining and seating space as well as a lovely garden outlook and bifold door access onto the garden. Upstairs, the landing leads to three bedrooms, with one of the double rooms boasting built-in wardrobes, all of which are accompanied by the family bathroom comprising of a three-piece white suite, including a bath with shower over, wash basin and WC. Outside the property further benefits from a garage and driveway parking to the front, whilst to the side and rear offers garden space comprising of a decking seating area in the side garden and a well kept lawn in the rear garden.

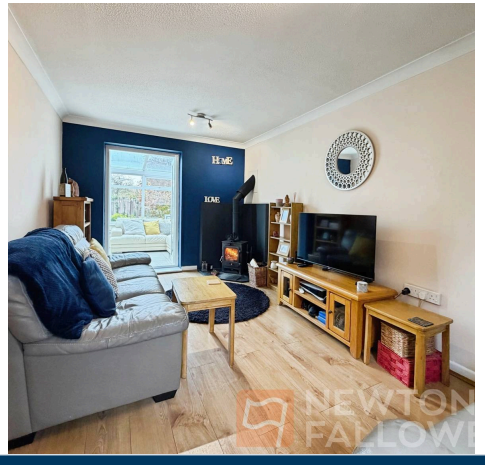
Council Tax band: TBD

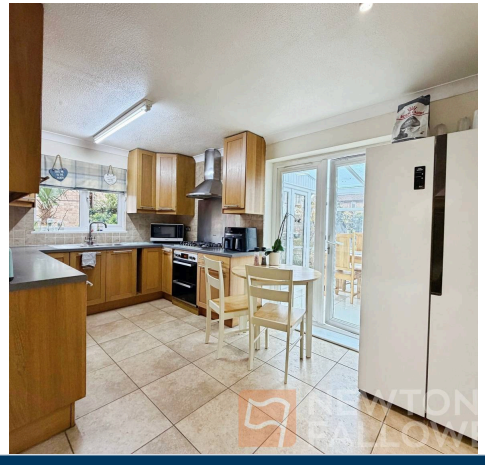
Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:















Entrance Porch

Hallway

Wc
6' 0" x 3' 0" (1.83m x 0.91m)

Lounge
15' 6" x 9' 6" (4.72m x 2.90m)

Kitchen / diner
14' 6" x 9' 6" (4.43m x 2.90m)

Conservatory
20' 0" x 9' 6" (6.10m x 2.90m)

Landing

Bedroom 1
12' 6" x 9' 0" (3.81m x 2.74m)

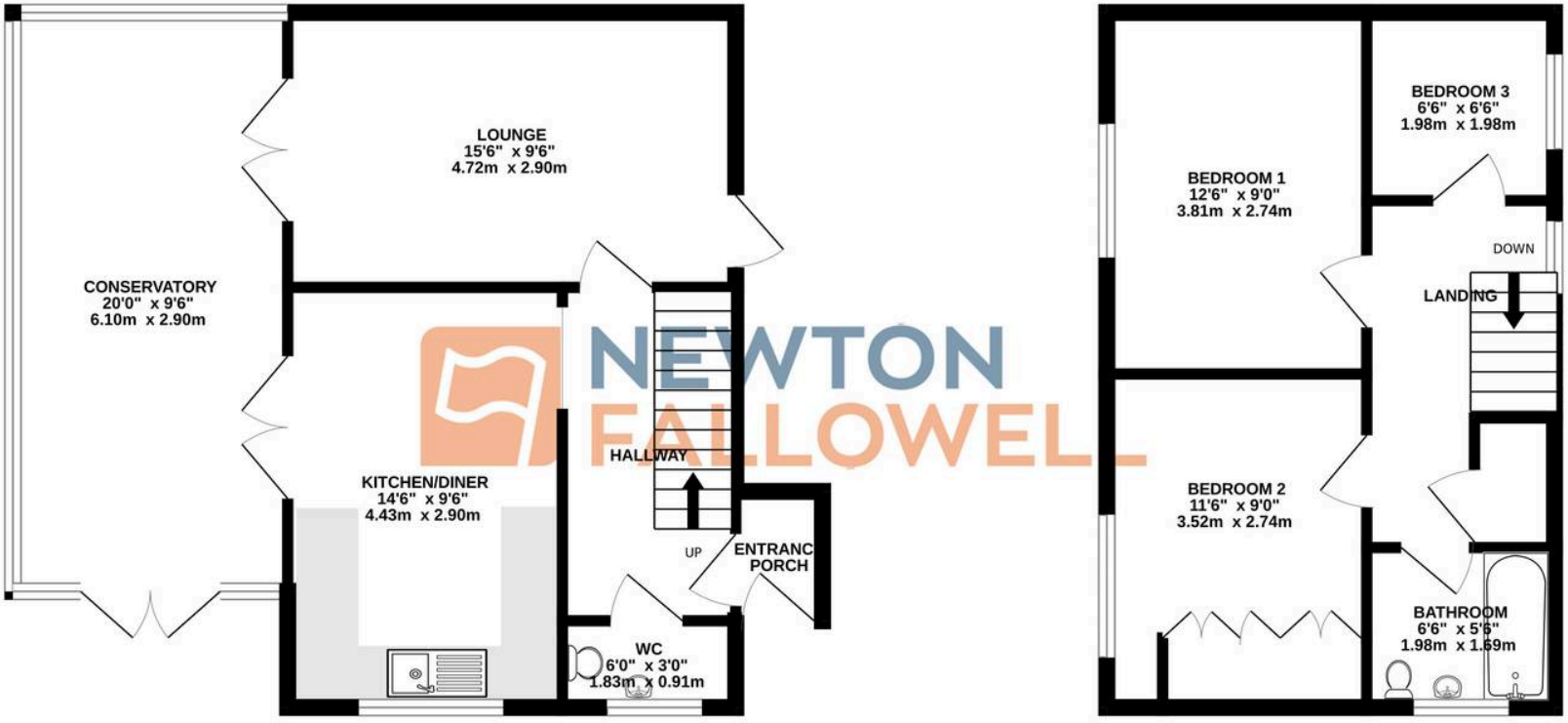
Bedroom 2
11' 7" x 9' 0" (3.52m x 2.74m)

Bedroom 3
6' 6" x 6' 6" (1.98m x 1.98m)

Bathroom
6' 6" x 5' 3" (1.98m x 1.59m)

GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.

1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



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TOTAL FLOOR AREA : 949 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Peterborough

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