



29 Lombardy Drive, Peterborough

In Excess of £120,000

 **NEWTON FALLOWELL**

## 29 Lombardy Drive

Dogsthorpe, Peterborough

This ONE BEDROOM home, offered with NO ONWARD CHAIN and OFF ROAD PARKING, with CONSERVATORY and an EXTENDED BEDROOM space, presents an excellent opportunity for first-time buyers or as a sound investment. Upon entry, you are greeted by an entrance hall that leads into the thoughtfully designed living spaces. The ground floor features a versatile open-plan layout, combining the living, dining, and kitchen areas. The kitchen is well-appointed, offering ample space for modern appliances. The spacious lounge provides a comfortable area for everyday living, while the adjacent conservatory enhances the space, seamlessly connecting to the rear garden. On the first floor, the property offers a generously sized double bedroom. The well-equipped shower room is conveniently located on the ground floor, featuring a four - piece suite. Externally, the property benefits from off-road parking at the front, with a driveway for added convenience. To the rear, a private garden is primarily laid to patio, with shrubbery and borders

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





**Entrance Hall**

**Kitchen Lounge Diner**

17' 1" x 10' 4" (5.20m x 3.15m)

**Conservatory**

8' 8" x 6' 11" (2.64m x 2.10m)

**Shower Room**

6' 9" x 4' 8" (2.06m x 1.42m)

**Bedroom One**

17' 9" x 11' 2" (5.42m x 3.40m)




Approx Gross Internal Area  
46 sq m / 491 sq ft



Ground Floor  
Approx 28 sq m / 305 sq ft



First Floor  
Approx 17 sq m / 186 sq ft

 Denotes head height below 1.5m

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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