



**Connells**

Gayton Court  
Peterborough



## Property Description

This attractive three bedroom end-terraced home offers well-balanced and versatile accommodation arranged over two floors, making it an ideal choice for families, first-time buyers or those seeking a comfortable and practical home.

The ground floor is entered via a welcoming porch and hallway, leading through to a spacious living room positioned at the front of the property. To the rear, the kitchen/dining room provides a sociable and functional space with ample room for dining furniture, ideal for everyday living and entertaining. From here, access is provided into a conservatory which enjoys views over the rear garden and creates an additional reception space suitable for relaxing or informal dining. A convenient ground floor WC completes the downstairs accommodation.

On the first floor, the property offers three well-proportioned bedrooms, including a generous main bedroom and two further rooms suitable for children, guests or home working. The family bathroom is accessed from the central landing and serves all bedrooms.

Externally, the property benefits from an enclosed rear garden, offering a private outdoor space ideal for families, pets or outdoor entertaining. Additional storage is provided by a garage located en bloc.

Situated as an end-terraced home, the property enjoys a pleasant position and offers a practical layout suited to modern living.

### Entrance Porch

Door to front.

### Entrance Hall

Stairs to first floor.

### Lounge

Two windows to the front, electric fireplace, carpet and radiator.

### Kitchen/Diner

Window to conservatory, sink/drainer, storage cupboard, high and low level storage with worktops over, tiled flooring, oven with hob and hood, stainless steel sink/drainer with mixer tap, tiled splashbacks, space for appliances and sliding door to porch,

### Porch

### WC

Wash hand basin, WC.

### Conservatory

Tiled flooring, combi boiler, door to rear.

### First Floor

### Bedroom One

Window to the front, built in wardrobes, laminate flooring and radiator,

### Bedroom Two

Window to rear, built in wardrobes, laminate flooring and radiator.

### Bedroom Three

Window to the front, carpet and radiator.

## Shower Room

Window to the rear, shower cubicle, tiled walls and flooring, WC, wash hand basin, tiled.

## Outside

### Rear Garden

Shed, enclosed by brick wall and fencing and laid to patio.

### Garage En Block





**Ground Floor**



**First Floor**

Total floor area 95.4 m<sup>2</sup> (1,027 sq.ft.) approx

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**Connells**

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EPC Rating: D    Council Tax  
 Band: A

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Tenure: Freehold



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Property Ref: PBO312713 - 0002