



66b Wainwright, Peterborough
£120,000

 **NEWTON FALLOWELL**

66b Wainwright

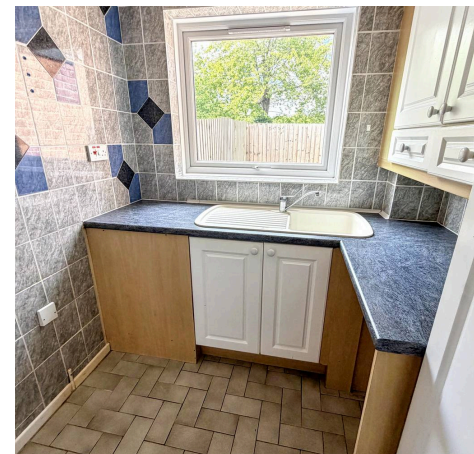
Werrington, Peterborough

The well-proportioned layout comprises a bright and spacious reception room, enhanced by large windows that flood the space with natural light and a feature fireplace that creates a cosy focal point. The spiral staircase provides a unique architectural detail, leading to the upper floor where the generous bedroom benefits from built-in storage with sleek white panelled doors, neutral decor, and plush carpeted flooring for added warmth and comfort. The modern bathroom is thoughtfully designed, offering a bath-tub with shower and is illuminated by natural light from a large window, ensuring a fresh and inviting atmosphere. The kitchen is well appointed, boasting ample counter space, modern white cabinetry, and a stylish tile backsplash, complemented by dark countertops for a sophisticated finish. Large windows in the kitchen and throughout the property deliver a bright, airy feel and provide pleasant views over the outdoor spaces. Built-in storage solutions in both the bedroom and hallway ensure practical organisation, while the neutral decor throughout offers a versatile backdrop for personalisation, making it easy to add your own style touches. A real highlight of this property is the PRIVATE, FENCED OUTDOOR AREA with a spacious paved patio and gravel sections, creating an ideal setting for outdoor seating, dining, or entertaining guests. The low-maintenance design ensures easy upkeep, allowing you to enjoy your garden with minimal effort. The secure fencing offers privacy and a sense of seclusion (perfect for relaxing or hosting friends). Additional benefits include a modern heating system with a feature fireplace in the living room, and ample built-in storage for convenient living. This property is ideal for professionals, couples, or those seeking a stylish and manageable home with outdoor space.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





Lounge / diner

15' 11" x 12' 11" (4.86m x 3.93m)

Kitchen

6' 6" x 5' 7" (1.98m x 1.71m)

Bedroom 1

13' 0" x 7' 10" (3.97m x 2.40m)

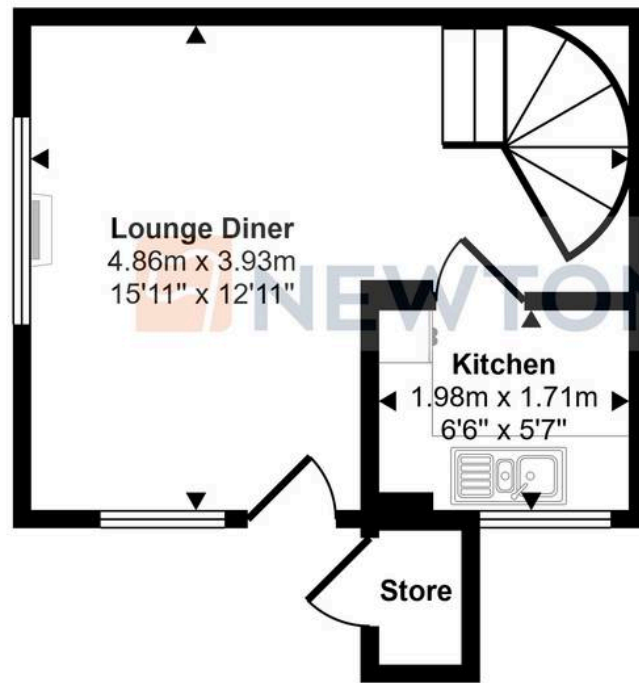
Bathroom

7' 4" x 5' 5" (2.24m x 1.65m)

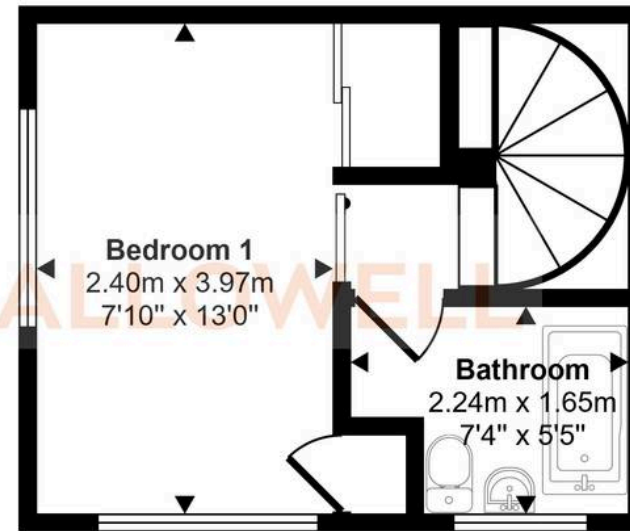
Store Room



Approx Gross Internal Area
39 sq m / 423 sq ft



Ground Floor
Approx 20 sq m / 218 sq ft



First Floor
Approx 19 sq m / 205 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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