



26 Fane Road, Peterborough

Offers in Region of £270,000

 **NEWTON FALLOWELL**

26 Fane Road

Peterborough, Peterborough

An EXTENDED semi-detached home offering FOUR BEDROOMS and THREE RECEPTION ROOMS, as well as both upstairs and downstairs bath/shower rooms and an INTEGRAL GARAGE. The spacious accommodation, which benefits from a new front door & windows throughout, comprises of an entrance hall, lounge to the front of the home open through to the centralised dining room, which hosts access onto the kitchen, utility area, downstairs shower room and office/playroom, which can be flexible in its use and also houses a door leading to the integral garage boasting partial conversion, whilst the first floor landing separates four bedrooms, with the main bedroom hosting useful built-in wardrobes, as well as the family bathroom. Outside there is driveway parking to the front aspect, in addition to a well maintained garden to the rear offering patio and decked seating areas, as well as lawn.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Entrance Hall

Lounge

10' 7" x 13' 7" (3.23m x 4.14m)

Dining Room

10' 10" x 9' 7" (3.30m x 2.93m)

Kitchen

10' 10" x 6' 6" (3.29m x 1.99m)

Utility Area

6' 2" x 10' 0" (1.88m x 3.05m)

Office/Playroom

5' 8" x 10' 2" (1.72m x 3.09m)

Shower Room

6' 2" x 6' 3" (1.89m x 1.91m)

Landing

Bedroom One

10' 9" x 11' 1" (3.27m x 3.39m)

Bedroom Two

9' 7" x 9' 10" (2.92m x 2.99m)

Bedroom Three

9' 5" x 9' 9" (2.86m x 2.98m)

Bedroom Four

7' 7" x 8' 10" (2.31m x 2.69m)

Family Bathroom

7' 9" x 7' 6" (2.36m x 2.29m)

Garage

15' 7" x 9' 9" (4.76m x 2.96m)





Newton Fallowell - Peterborough

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