



Connells

Pennine Way
Peterborough



Property Description

Hidden depths

...and dazzling dimensions! This linked detached house offers a modest frontage combined with a deceptive floor plan with highly functional living space & stunning views to the rear. The accommodation comprises a spacious and welcoming entrance hall, spacious 22.9 ft lounge/dining room with fire place, conservatory there is a fitted kitchen with built in appliances, utility & downstairs cloakroom. The first floor offers three generous sized bedrooms & a large fully tiled three piece bathroom. Outside to the front there is a lawned and planted garden with driveway providing off road parking which in turn leads to the garage with electric roller shutter door. The rear garden boasts a paved patio, lawned garden & views over John Clare Park. Call 01733 579412 to view this well proportioned family home.

Entrance Hall

10' 11" x 10' 7" inc staircase (3.33m x 3.23m inc staircase)

Half glazed patterned UPVC double glazed door with matching fully glazed patterned windows to either side into the entrance. Radiator, laminate flooring, two telephone points, staircase to the first floor landing, with understairs storage cupboard and coving to smooth ceiling. Patterned UPVC double glazed window to the side, bi-fold door into the kitchen and door into the lounge/diner.

Lounge / Diner

22' 9" x 11' 11" (6.93m x 3.63m)

Two radiators, TV point, living flame gas fire with marble back, hearth and wooden surround. Coving to textured ceiling, UPVC double glazed window to the front, door through to the kitchen and double glazed patio doors into the conservatory.

Conservatory

10' 11" x 8' 1" (3.33m x 2.46m)

Being constructed of a brick base with UPVC double glazed windows surround and a peaked polycarbonate roof. Ceramic tiled flooring, wall mounted electric heater and UPVC double glazed French doors into the rear garden.

Kitchen

10' 7" x 9' 4" (3.23m x 2.84m)

Comprising a range of matching wall and base level shaker style units, lighting to the wall units, worktops and a one and a half single drainer sink with mixer tap and tiled splashbacks. Built in NEFF stainless steel oven, grill and four ring stainless steel NEFF hob. Plumbing for dishwasher with the BOSCH classic dishwasher included in the sale. Space for a half standing fridge or freezer. Radiator, smooth ceiling, UPVC double glazed window to the rear and a door through to the utility.

Utility

5' 11" x 4' 2" (1.80m x 1.27m)

Wall units, worktop, plumbing for washing machine and space for a tumble dryer (both included in the sale). Space for a further half standing fridge or freezer, ceramic tiled flooring, smooth ceiling, fully glazed UPVC door to the rear garden and a door into the downstairs cloakroom.

Cloakroom

Comprising a two piece suite to include a wash hand basin with mixer tap and tiled splashbacks plus a WC with dual flush. Ceramic tiled flooring continuous from the utility, heated towel rail and smooth ceiling.

First Floor Landing

Papered ceiling and doors off onto bedrooms and bathroom.

Bedroom One

11' 11" x 11' 4" (3.63m x 3.45m)

Radiator, smooth ceiling and UPVC double glazed window to the front.

Bedroom Two

11' 11" x 10' 11" (3.63m x 3.33m)

Radiator, smooth ceiling and UPVC double glazed window to the rear.

Bedroom Three

10' 7" x 9' 5" max (3.23m x 2.87m max)

Radiator, smooth ceiling and UPVC double glazed window to the rear.

Bathroom

10' 7" x 6' 2" inc airing cupboard (3.23m x 1.88m inc airing cupboard)

Being fully tiled and comprising a three piece suite to include a P shaped bath with mixer tap, mains fed shower and shower screen. A wash hand basin with mixer tap set within a vanity unit (including shaver point and light) and a WC with dual flush. Heated towel rail, wall mounted Dimplex heater, smooth ceiling with recess lighting and loft access. Patterned UPVC double glazed window to the front.

Outside

To the front of the garden is a lawned garden with mature and established planted side borders. A block paved path leads to the front door and there is a block paved driveway providing off road parking, in turn leading to the garage. Side gated access to enclosed bin storage area

The rear garden is laid to lawn with planted side borders, paved patio area and open views over the John Clare park. Timber built shed and glass greenhouse. UPVC door into a brick built outbuilding (4'7 x 4'1).

Garage

18' 7" x 7' 8" (5.66m x 2.34m)

Fitted with an electric roller shutter door and UPVC courtesy door to the rear leading into the rear garden. Power and lighting connected.

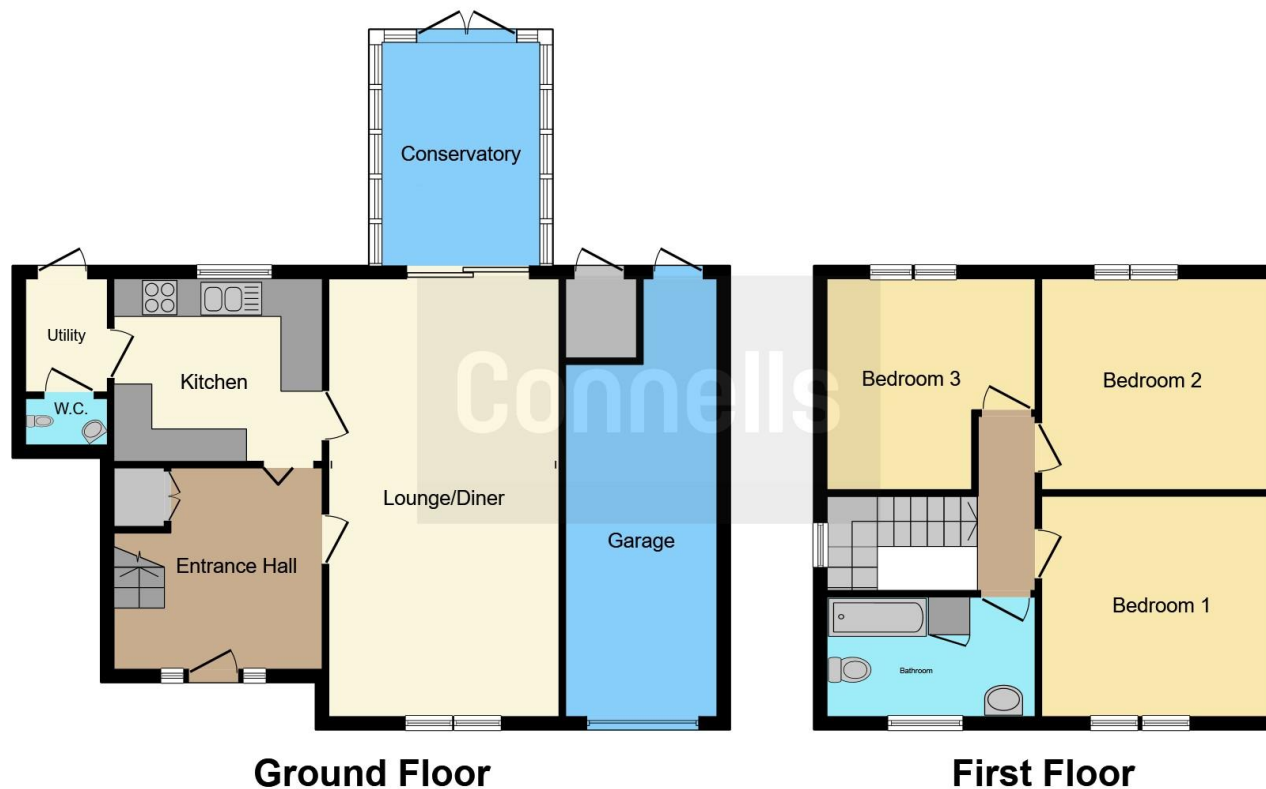
Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01733 579412
E werrington@connells.co.uk

Unit 6 Staniland Way Werrington
 PETERBOROUGH PE4 6NA

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WRN305686



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WRN305686 - 0008