



4 The Glen, Fletton, Peterborough

In Excess of £290,000

 **NEWTON FALLOWELL**

4 The Glen

Fletton, Peterborough

This semi-detached home benefits from being HEAVILY EXTENDED and offers FOUR BEDROOMS, THREE RECEPTION ROOMS, DRIVEWAY PARKING FOR MULTIPLE VEHICLES and a SPACIOUS REAR GARDEN. The accommodation comprises of an entrance hall, lounge found occupying the front aspect of the home and boasts a half-bay window, dining room located opposite the lounge offering ample dining space and leads through to the kitchen boasting built-in oven, hob, fridge, freezer & drinks chiller, utility with further built-in appliances to include a washer fryer and freezer, a converted carport offering tiled flooring and spacious seating area with both access to the front and rear of the home, a downstairs family bathroom offering a three-piece white suite with a shower over the bath, sitting room occupying the rear of the home flexible in it's use and offers patio door access to the garden, whilst downstairs you will find one of the four bedrooms which benefits from an en-suite which comprises of a further three-piece white-suite to include a walk in shower, whilst upstairs the remaining bedrooms are separated by the landing, with two of the three bedrooms benefiting from a Jack and Jill toilet.

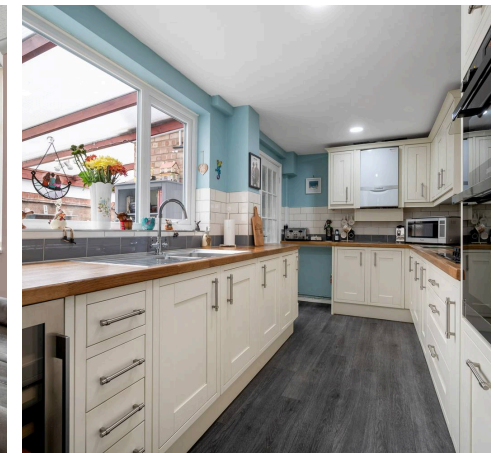
Outside the property hosts a spacious rear garden which offers double patio seating space, lawn and shed storage, whilst to the front of the home you will find the driveway which boasts parking for multiple vehicles.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Hall

Lounge

13' 3" x 11' 8" (4.05m x 3.56m)

Dining Room

10' 8" x 11' 7" (3.25m x 3.53m)

Kitchen

13' 3" x 7' 3" (4.05m x 2.22m)

Converted Carport

19' 7" x 13' 4" (5.98m x 4.07m)



Bedroom One

12' 0" x 9' 1" (3.66m x 2.77m)

En-Suite

6' 3" x 4' 9" (1.90m x 1.44m)

Family Bathroom

7' 3" x 6' 11" (2.20m x 2.10m)

Utility

16' 3" x 9' 4" (4.95m x 2.85m)

Sitting Room

8' 5" x 12' 0" (2.57m x 3.67m)

Bedroom Two

10' 7" x 11' 8" (3.23m x 3.55m)

Bedroom Three

10' 10" x 7' 10" (3.29m x 2.39m)

Bedroom Four

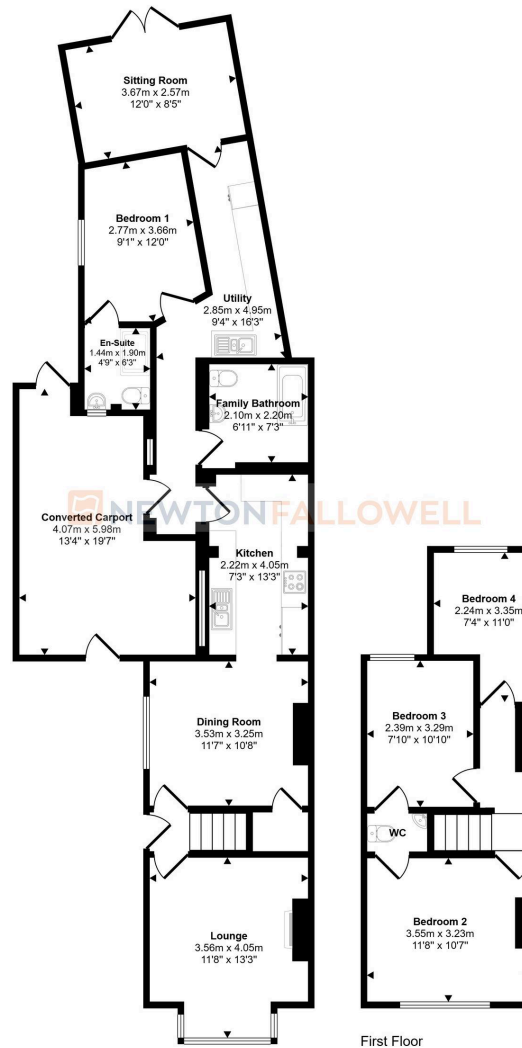
11' 0" x 7' 4" (3.35m x 2.24m)

WC





Approx Gross Internal Area
134 sq m / 1443 sq ft



Ground Floor
Approx 101 sq m / 1085 sq ft

First Floor
Approx 33 sq m / 358 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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