



Connells

Lynton Road
Peterborough



Property Description

This well-presented three bedroom semi-detached home offers well-balanced accommodation, ideal for families, first-time buyers or those looking for flexible living space.

The ground floor welcomes you into a hallway with stairs rising to the first floor and access to the main living areas. To the rear is a spacious lounge/diner, providing ample room for both relaxing and dining, with doors opening directly into a bright and versatile sun room which overlooks and provides access to the enclosed rear garden. The kitchen is positioned just off the dining area and offers practical workspace and storage, with a side access door. A useful ground floor shower room adds further convenience.

Upstairs, the first floor offers three well-proportioned bedrooms, including a generous main bedroom, a further good-sized second bedroom and a third bedroom ideal as a child's room, home office or nursery. A family bathroom serves the first floor accommodation.

Externally, the property benefits from an enclosed rear garden, ideal for families, entertaining or outdoor dining. To the front, a driveway provides off-road parking for more than one vehicle.

Entrance Hall

Door to front, window to side, radiator, tiled flooring, storage under stairs and stairs to first floor.

Lounge/Diner

Bay window to the front, laminate flooring and radiator.

Kitchen

High and low level storage with worktops over, door to conservatory and window to rear, oven with gas hob and hood, stainless steel sink/drainers with mixer tap, tiled flooring and splashbacks and integrated fridge/freezer.

Sun Room/Conservatory

Window surround, door to rear garden, access to downstairs shower room, radiator and tiled flooring.

Downstairs Shower Room

WC, tiled walls, wash hand basin and shower cubicle.

First Floor Landing

Window to the side.

Bedroom One

Bay window to front, carpet and radiator.

Bedroom Two

Window to the rear, carpet and radiator.

Bedroom Three

Window to the front, carpet and radiator.

Bathroom

Window to the rear, tiled flooring and walls, chrome heated towel rail, bath with shower over, WC, wash hand basin and storage.

Outside

Rear Garden

Laid to lawn, patio area, mature trees and shrubs.

Front

Gravel and block paving driveway.

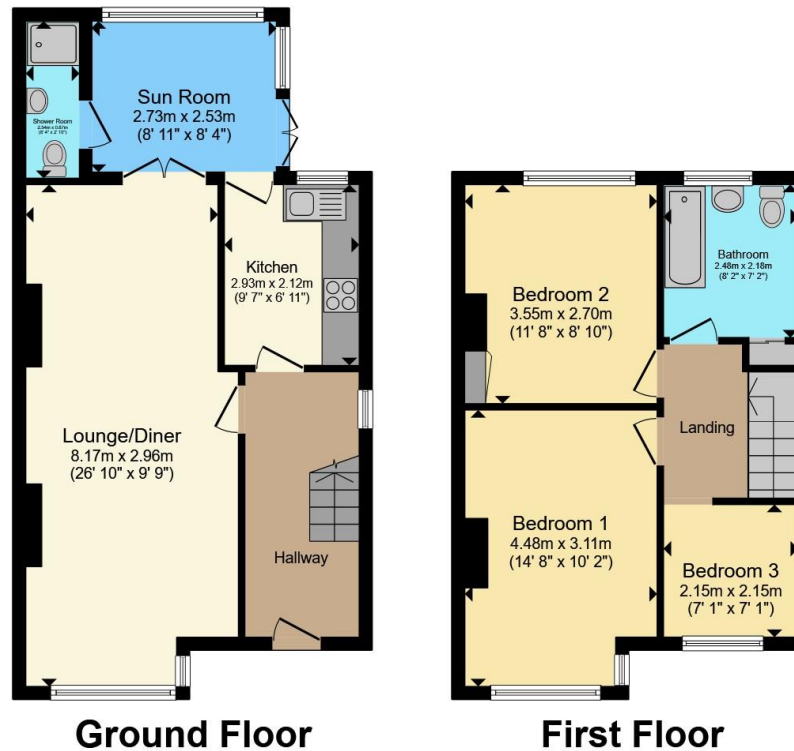
Agent Note

'Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'









Total floor area 93.7 m² (1,008 sq.ft.) approx

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.propertybox.io

Connells

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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

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