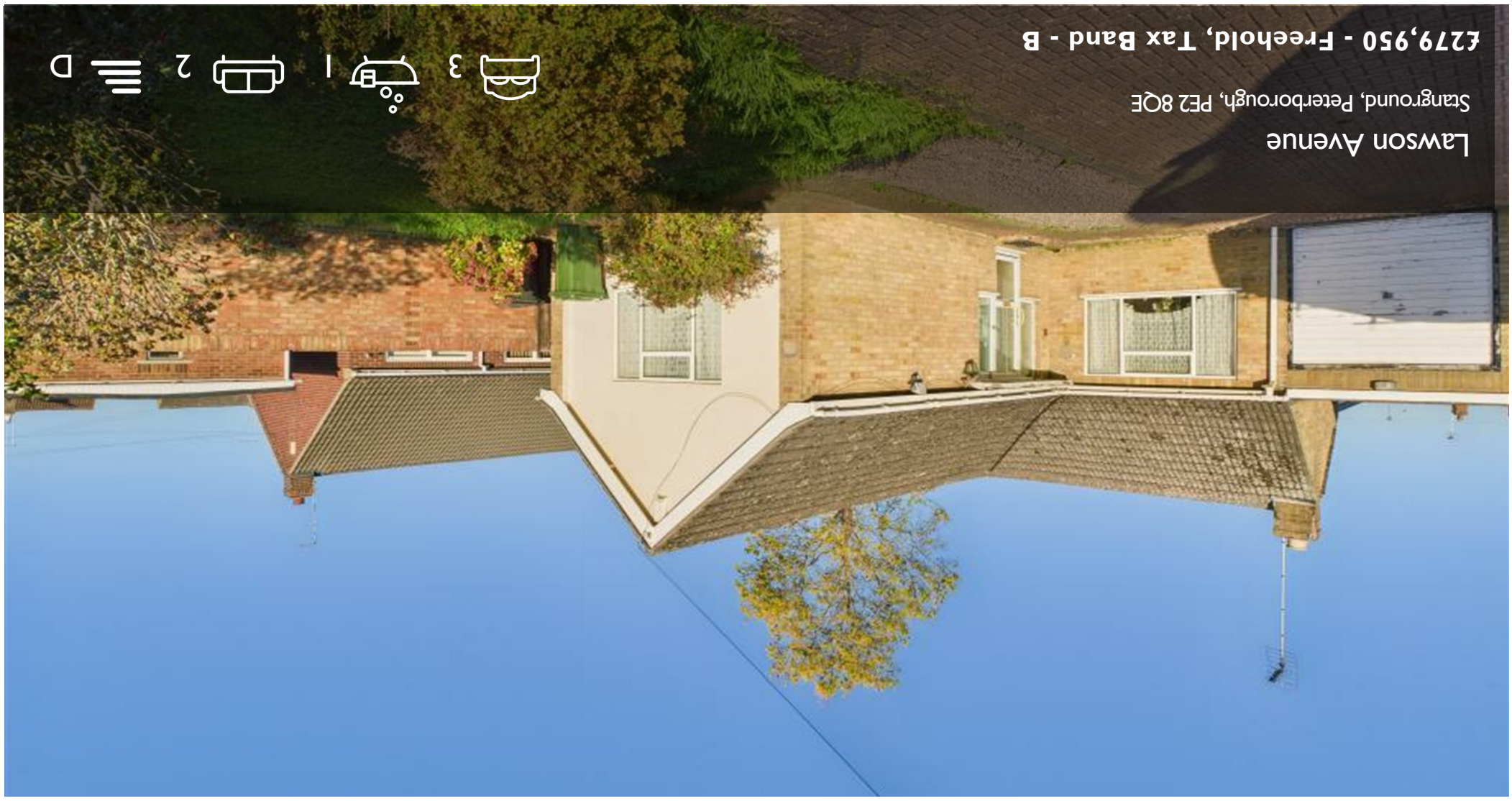


Lawson Avenue

Stanground, Peterborough, PE2 8QE

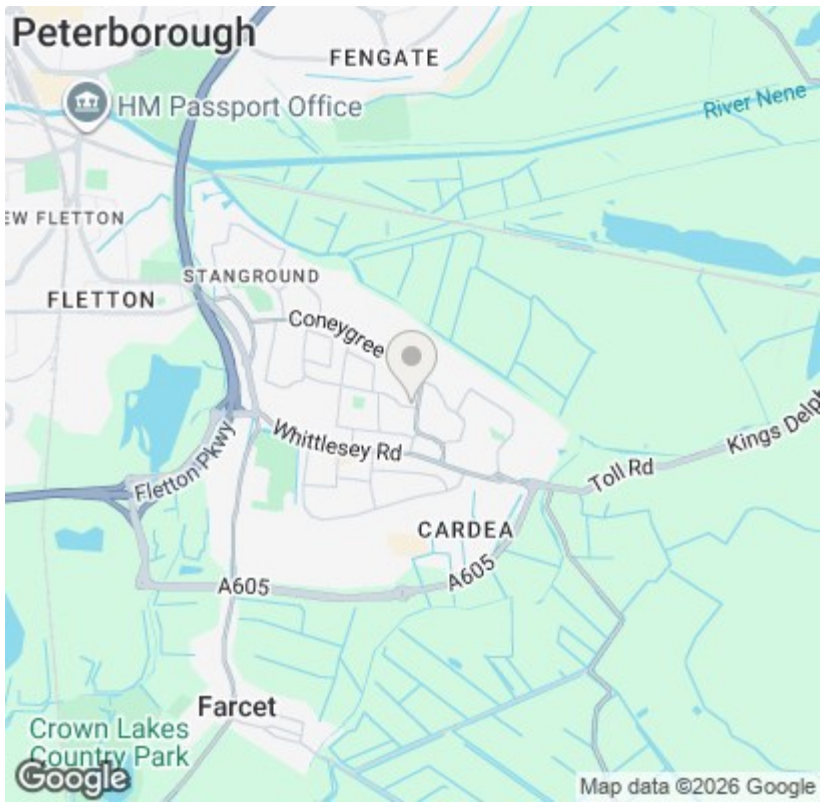
£279,950 - Freehold, Tax Band - B

3 1 2 D

Floor Plan



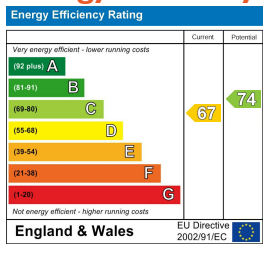
Area Map



Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Lawson Avenue

Stanground, Peterborough, PE2 8QE

Offered for sale with no forward chain, this spacious and extended detached bungalow on Lawson Avenue in the popular area of Stanground offers versatile accommodation throughout, including three bedrooms, a large kitchen diner and dining room extension, a garage, and a private, generous rear garden. With gas central heating, uPVC double glazing, a front garden and a large driveway with parking for several vehicles, the property is also just a short walk from all of the local shops and amenities in Stanground. Probate is currently being applied for.

Offered for sale with no forward chain, this spacious and extended detached bungalow on Lawson Avenue in the popular area of Stanground offers well-proportioned and versatile accommodation throughout. The property is entered via a generous entrance hall, which runs through the heart of the home and gives access to all of the main rooms, as well as a useful storage cupboard. Just off the hall is the living room, a bright and welcoming space with a feature fireplace and a large window that fills the room with natural light. Adjoining the living room is the dining room, which is ideal for family meals and entertaining and enjoys a lovely outlook over the garden. This flows through to the impressive kitchen diner, which is fitted with a range of units, an inset sink and a hob, and has plenty of space for a table and chairs, as well as a door giving direct access outside. This part of the home forms the large extension to the rear, which adds a wonderful sense of space and makes the property ideal for modern day living. There are three bedrooms in total, beginning with a spacious master bedroom, which has a large window and ample room for freestanding furniture. Bedroom two is another well-proportioned double room, while bedroom three is a versatile single room, which benefits from built-in storage and would also suit a home office or nursery. The bathroom is fitted with a shower cubicle, wash hand basin and WC, and is conveniently positioned just off the entrance hall. Further benefits include gas central heating and uPVC double glazing throughout, and the bungalow also has a garage with a side access door. Outside, the property sits behind a front garden and has a large driveway providing parking for several vehicles, while the private and generous rear garden offers a superb space for relaxing, entertaining and enjoying the outdoors. The bungalow is just a short walk away from all of the local shops and amenities in Stanground, making it a convenient and sought-after location. Viewing is highly advised to fully appreciate the space on offer. We would like to note that probate is currently in the process of being applied for.

Entrance Hall
1.21 x 7.67 (3'11" x 25'1")

Living Room
3.40 x 4.50 (11'1" x 14'9")

Dining Room
3.35 x 3.96 (10'11" x 12'11")

Kitchen Diner
4.53 x 3.95 (14'10" x 12'11")

Master Bedroom
4.54 x 3.31 (14'10" x 10'10")

Bedroom Two
3.17 x 3.18 (10'4" x 10'5")

Bathroom
2.22 x 1.92 (7'3" x 6'3")



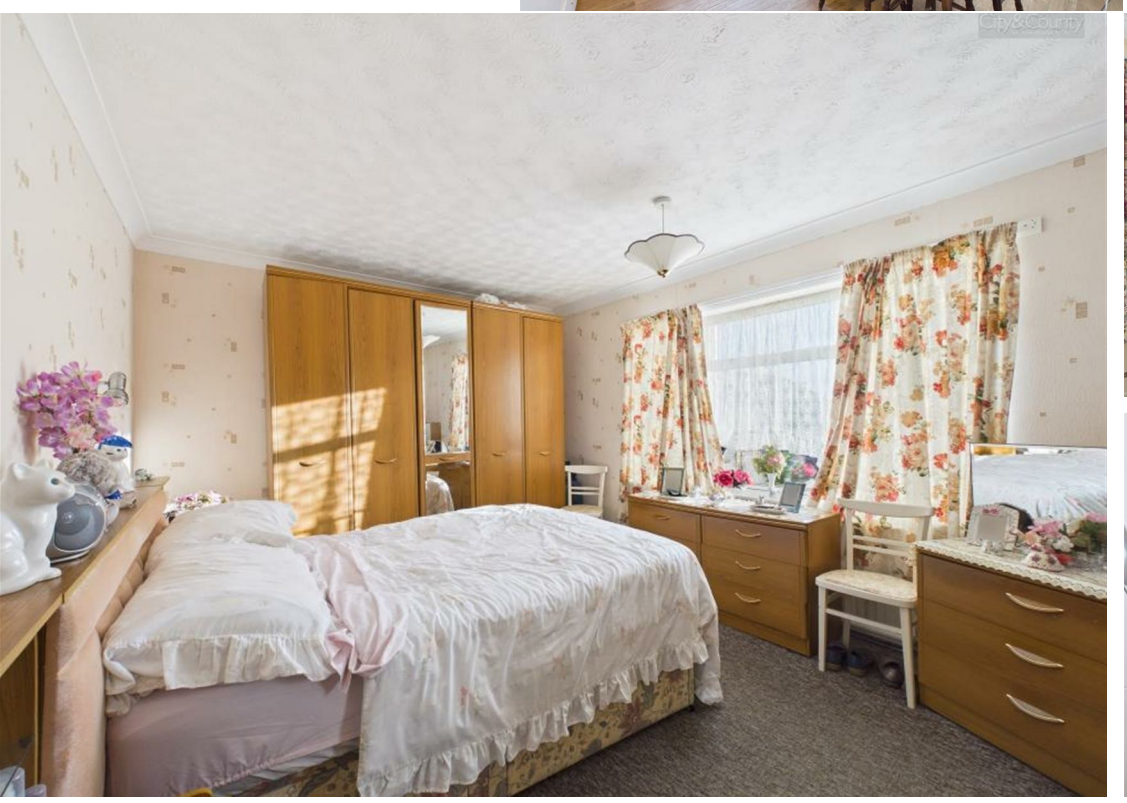






















Bedroom Three
3.24 x 1.61 (10'7" x 5'3")

Garage
2.40 x 4.80 (7'10" x 15'8")

EPC - D
67/74

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 5500Mbps
Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL