



11 Hedgelands, Werrington, Peterborough  
£975 pcm

 **NEWTON FALLOWELL**

## 11 Hedgelands

Werrington, Peterborough

This well-presented semi-detached house is AVAILABLE IMMEDIATELY and offers TWO DOUBLE BEDROOMS, a MODERN KITCHEN, a spacious lounge diner, a SOUTH-EASTERLY FACING REAR GARDEN and DRIVEWAY PARKING SITUATED IN FRONT OF THE GARAGE. Upon entering the property you will find the modern kitchen is fitted with a range of contemporary base and wall units, integrated appliances, and useful worktop space, as well as convenient access to the rear of the property which hosts the spacious lounge diner which also benefits from the sun room granting access to the rear garden. Upstairs, the landing leads to two well-proportioned double bedrooms, both offering built-in storage options and plenty of room for freestanding furniture, while the family bathroom is finished in a neutral style and features a bath with shower over, wash basin, and WC. Outside the property boasts a south-easterly facing rear garden comprising of both patio seating space and lawn whilst to the front aspect you will find the single garage and driveway parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





#### Kitchen

11' 0" x 14' 0" (3.35m x 4.27m)

#### Lounge Diner

12' 0" x 14' 0" (3.65m x 4.27m)

#### Sun Room

5' 0" x 6' 0" (1.52m x 1.82m)

#### Landing

#### Bedroom 1

9' 0" x 14' 0" (2.74m x 4.27m)

#### Bedroom 2

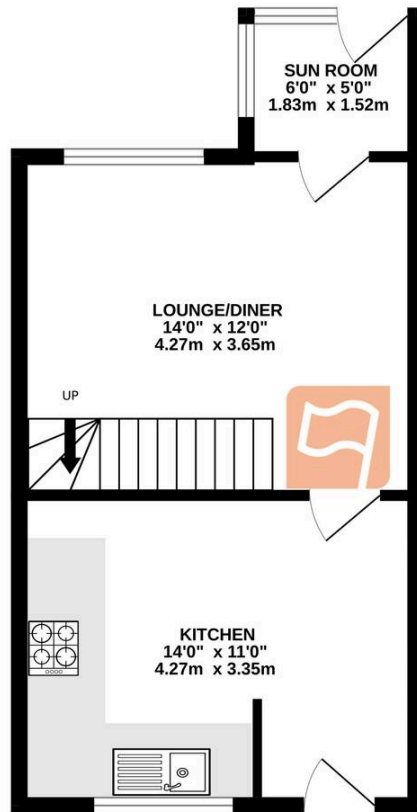
10' 1" x 11' 0" (3.07m x 3.35m)

#### Bathroom

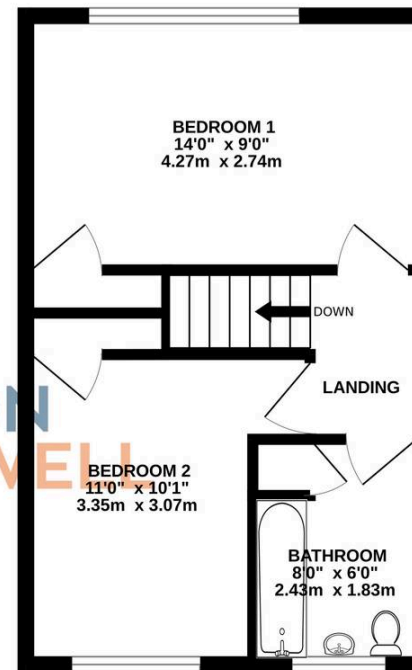
6' 0" x 8' 0" (1.83m x 2.43m)



GROUND FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Newton Fallowell - Peterborough

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