



Connells

Belton Road  
Peterborough



## Property Description

Nestled in the sought-after residential area of Park Farm, this beautifully presented detached four double bedroom home offers spacious and versatile living ideal for families. Located close to local amenities, schools, and transport links, the property combines comfort, convenience, and privacy.

The ground floor welcomes you with a bright entrance hall, a practical cloakroom, and a generously sized lounge perfect for relaxing evenings. A separate dining room provides a formal space for entertaining, while the well-appointed kitchen offers ample storage and workspace. To the rear, a light-filled conservatory opens onto the garden, creating a seamless indoor-outdoor flow.

Upstairs, the home features four double bedrooms, all of which include built-in wardrobes, and two also benefit from built-in headboards. A modern family bathroom completes the first floor.

Outside, the property boasts a private, enclosed rear garden—ideal for children, pets, or summer gatherings. A driveway provides off-road parking and leads to a single garage, offering additional storage or workshop potential.

This is a fantastic opportunity to secure a spacious family home in a popular and well-connected location.

## Entrance Hall

Laminate flooring, stairs and radiator.

## Cloakroom

Window to side, laminate flooring, WC, wash hand basin and tiled walls.

## Lounge

11' 9" x 16' 6" max ( 3.58m x 5.03m max )  
Plus bay window to the front, spotlights, laminate flooring and radiator.

## Dining Room

9' 6" x 8' 10" ( 2.90m x 2.69m )  
Sliding door to rear, radiator and laminate flooring.

## Kitchen

15' x 9' 6" ( 4.57m x 2.90m )  
Pull out pantry, integrated fridge/freezer, dishwasher, microwave, oven and washing machine, large full length storage, window to rear, door to side, 6 ring gas hob, high and low level storage with worktops over, sink/drainer.

## Conservatory

9' 6" x 10' 9" ( 2.90m x 3.28m )  
Door to side and laminate flooring.

## First Floor Landing

Window to side, storage cupboard, carpet and radiator.

## Bedroom One (double)

10' 5" x 13' 9" ( 3.17m x 4.19m )  
Three windows to front, radiator, carpet, built in headboard, spotlights and built in wardrobes.

## En-Suite

Window to front, shower cubicle, wash hand basin, WC, extractor fan, tiled flooring and chrome heated towel rail.

## Bedroom Two (double)

13' x 8' 3" ( 3.96m x 2.51m )  
Window to rear, spotlights, radiator, built in headboard and wardrobes and carpet.

## Bedroom Three (double)

7' 1" x 9' 9" ( 2.16m x 2.97m )  
Window to rear, spotlights, built in wardrobe, carpet and radiator.

## Bedroom Four (double)

9' 8" x 8' 2" ( 2.95m x 2.49m )  
Window to rear, radiator, carpet, spotlights and built in wardrobes.

## Bathroom

Window to side, bath with shower over and glass screen, tiled walls, wash hand basin, WC, chrome heated towel rail and extractor fan.

## Outside

## Rear Garden

Gated side access, patio area, grass area, not overlooked and shed.

## Garage

14' 4" x 7' 11" ( 4.37m x 2.41m )  
Door to rear, up and over door and electric.









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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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