

76 Livermore Green, Werrington, Peterborough

Offers in Excess of £310,000

NEWTON FALLOWELL

76 Livermore Green

Werrington, Peterborough

This detached family home offers THREE BEDROOMS, TWO RECEPTION ROOMS, a contemporary kitchen, family bathroom and a downstairs WC, this impressive property is set on a desirable CORNER PLOT and benefits from a GARAGE and DRIVEWAY PARKING FOR MULTIPLE VEHICLES. The well-proportioned interior begins with a welcoming entrance hall providing access to the useful downstairs WC, as well as the spacious lounge diner with ample natural light and accommodates both seating and living space, the conservatory being flexible in it's use offers further living and seating space as well as access to the rear garden, the contemporary kitchen is thoughtfully designed with modern cabinetry, integrated appliances, and generous worktop space, complemented by convenient access to the adjoining garage. Upstairs, the property boasts three bedrooms, with the principal bedroom offering a built in wardrobe, and all bedrooms benefit from the family bathroom comprising of a three-piece white suite, including a bath with shower over, wash basin, and WC. Additional features include double glazing throughout, gas central heating. Outside the property boasts driveway parking for multiple vehicles situated in front of the single garage and side aspect of the home as a benefit of it's corner plot position, whilst to the rear you will find the well presented rear garden offering both lawn and patio seating space.

Council Tax band: C

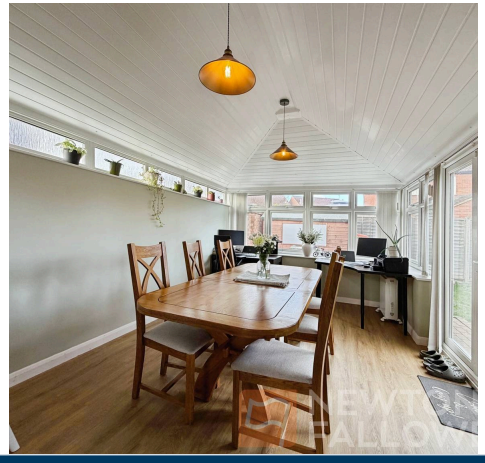
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



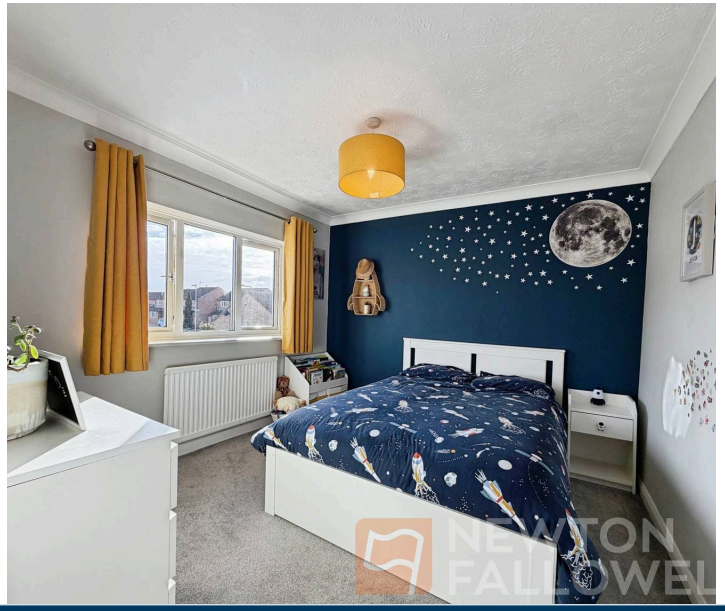












Entrance Hall

Wc

Lounge / diner
21' 0" x 10' 6" (6.41m x 3.19m)

Kitchen
11' 0" x 8' 0" (3.35m x 2.44m)

Conservatory
15' 6" x 10' 6" (4.72m x 3.19m)

Landing

Bedroom 1
11' 1" x 10' 6" (3.37m x 3.19m)

Bedroom 2
10' 6" x 10' 6" (3.20m x 3.19m)

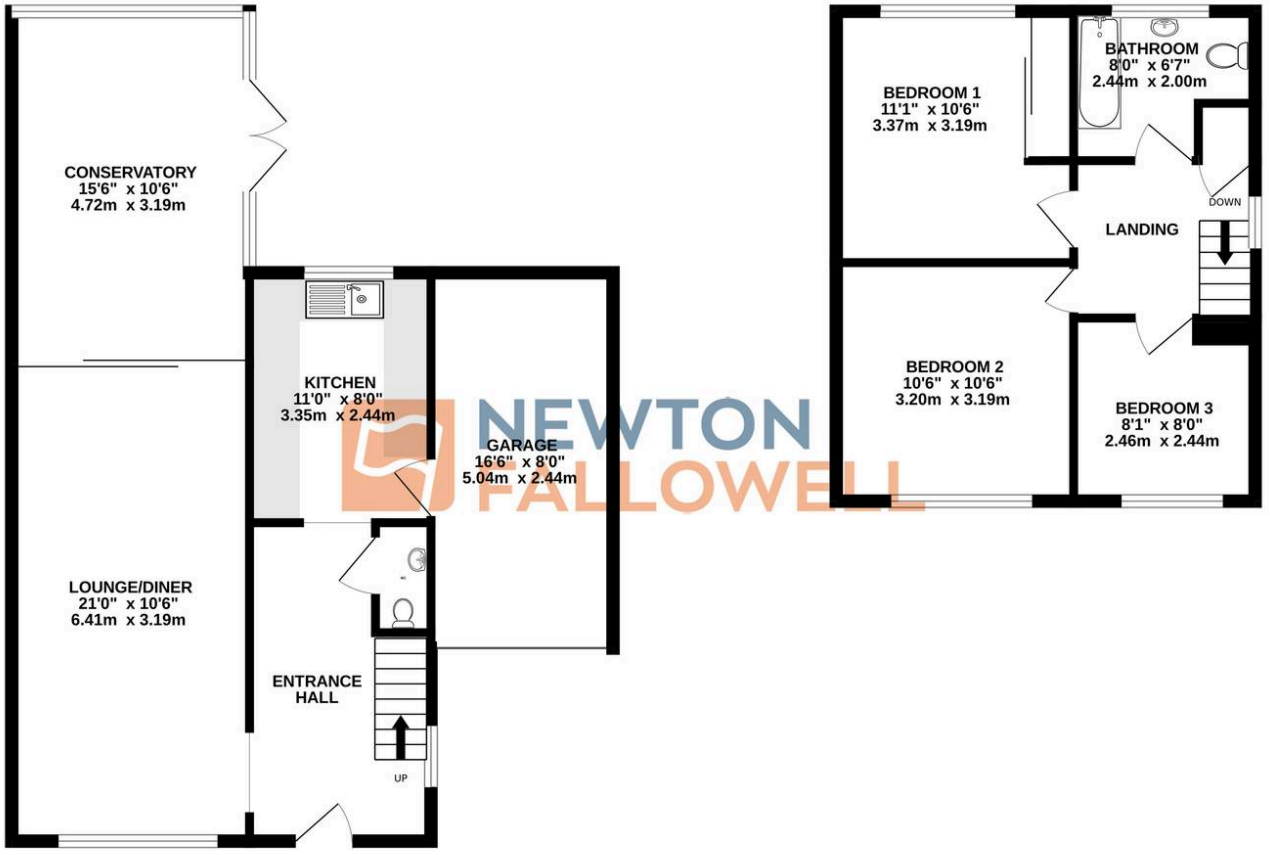
Bedroom 3
8' 1" x 8' 0" (2.46m x 2.44m)

Bathroom
8' 0" x 6' 7" (2.44m x 2.00m)

Garage
16' 6" x 8' 0" (5.04m x 2.44m)

GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.

1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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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