



115 Howland, Orton Goldhay, Peterborough

In Excess of £230,000

 **NEWTON FALLOWELL**

## 115 Howland

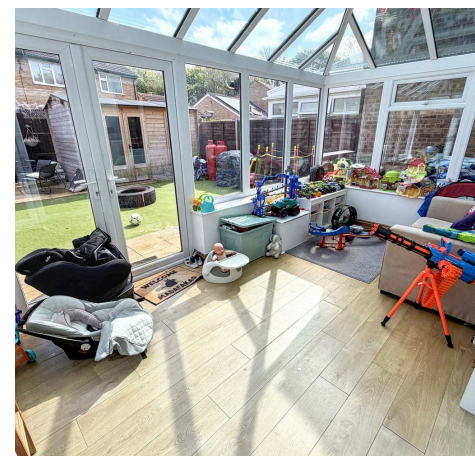
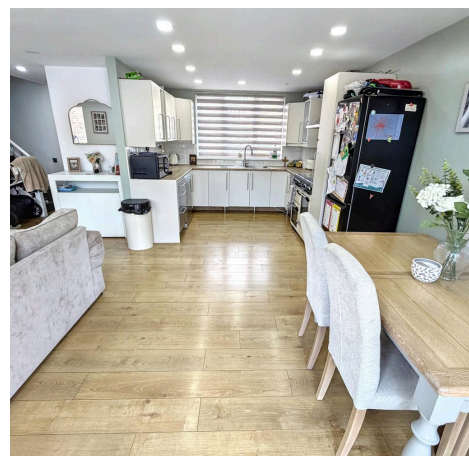
Orton Goldhay, Peterborough

This spacious four-bedroom terraced house offers modern family living across a thoughtfully designed layout. The property boasts two generous reception rooms, including a bright open plan living and dining area with elegant wooden flooring and abundant natural light from large windows and French doors. The contemporary kitchen is equipped with sleek units, integrated appliances, a large range cooker, and ample countertop space, making it a dream for cooking enthusiasts. The bedrooms are bright and inviting, each featuring modern flooring, large windows, and stylish detailing such as decorative wall panelling and playful themed decor - perfect for both adults and children. A modern family bathroom showcases a bath with overhead shower, heated towel rail, and integrated washing machine for added convenience. Off-road parking at the front ensures secure and easy access, while the classic brick façade imparts a timeless appeal.

Additional features elevate this home's appeal for families and professionals alike. The inviting conservatory, with its glass roof and laminate flooring, offers a versatile space flooded with natural light and direct access to the garden via French doors - ideal for relaxation, entertaining, or as a children's play area. The garden itself is thoughtfully designed for low-maintenance enjoyment, featuring an artificial lawn, a cosy seating area, and a well-proportioned wooden shed for extra storage or potential home office use. The fully fenced perimeter ensures privacy and security, making it perfect for children's play and family gatherings. Throughout the home, recessed lighting, modern radiators, and a neutral colour palette create a warm and contemporary atmosphere. Ample built-in storage solutions, including wardrobes in the bedrooms, cater to practical family needs. This property combines stylish, functional spaces with the comforts of modern living, making it an outstanding choice for those seeking a move-in-ready family home with excellent indoor-outdoor flow.

Council Tax band: A

Tenure: Freehold





Entrance Hall

WC

Kitchen Lounge Diner 22' 9" x 19' 9" (6.93m x 6.03m)

Conservatory 15' 0" x 8' 0" (4.58m x 2.44m)

Bedroom 1 12' 4" x 8' 10" (3.76m x 2.70m)

Bedroom 2 13' 3" x 8' 2" (4.05m x 2.49m)

Bedroom 3 9' 1" x 8' 2" (2.78m x 2.49m)

Bedroom 4 10' 5" x 5' 9" (3.18m x 1.74m)

Bathroom 7' 6" x 7' 3" (2.29m x 2.22m)

Garden Room 11' 2" x 8' 4" (3.40m x 2.54m)

#### Council Tax Information

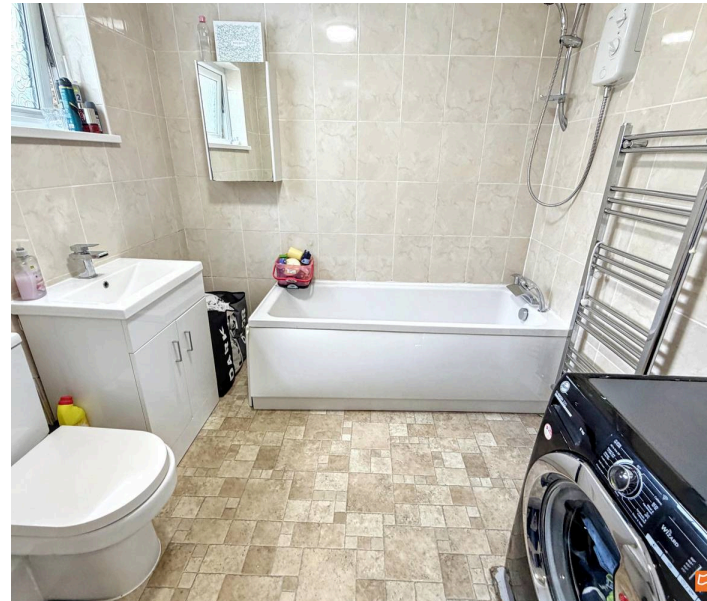
Local Authority: Peterborough City Council Council Tax Band: A

#### Disclaimer

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#### Note To Buyers

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use alternative providers. We can refer you on to Mortgage Advice Bureau for help with finance - we may receive a fee of £200 if you take out a mortgage through them. We can also refer you to our recommended solicitors, who we may receive a fee in the region of £300 from if you use their services.





## Newton Fallowell - Peterborough

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