



14 Spencer Avenue, Stanground, Peterborough

Offers In Excess of £240,000

 **NEWTON FALLOWELL**

14 Spencer Avenue

Stanground, Peterborough

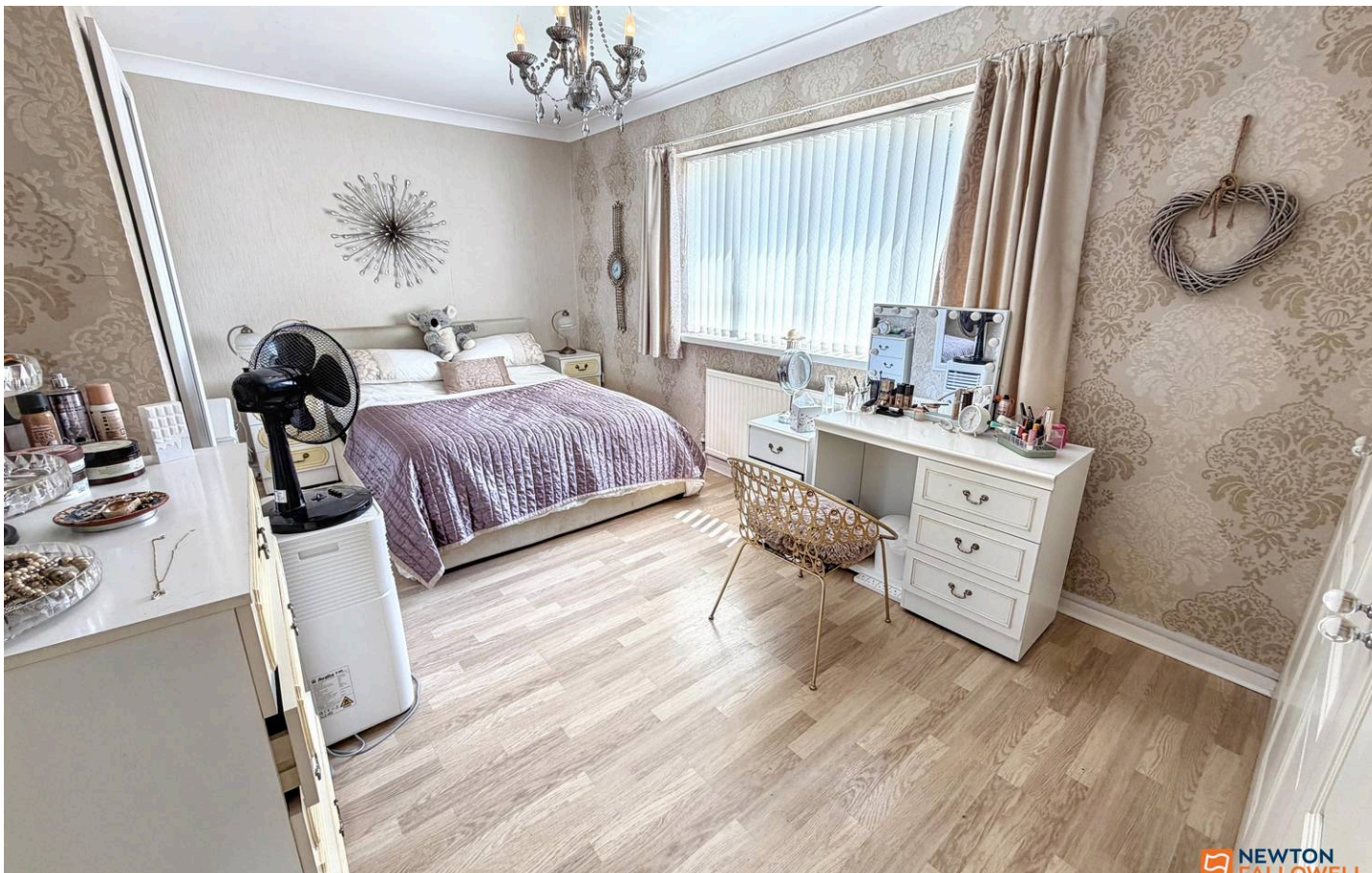
This spacious end of terrace home has been EXTENDED to the rear and boasts THREE DOUBLE BEDROOMS, a GENEROUS SOUTH-FACING GARDEN to the rear, as well as TWO RECEPTION ROOMS, an UPSTAIRS BATHROOM & DOWNSTAIRS SHOWER ROOM, in addition to DRIVEWAY PARKING FOR MULTIPLE VEHICLES. The well presented accommodation comprises of an entrance hall hosting understairs storage with lighting, lounge to the front of the home, kitchen diner to the rear with ample work surface and cupboard storage, space for multiple freestanding appliances and access onto the conservatory, which provides a TV point and access to and overlooks the rear garden, as well as the inner hall which leads to the contemporary downstairs shower room benefiting from walk-in shower, with further external doors from the inner hall providing access to the rear garden and side of the home, whilst upstairs the first floor landing separates the three double bedrooms and the family bathroom, with the latter offering a further contemporary three-piece suite with a shower over the bath. Outside there is an abundance of driveway parking for multiple vehicles to the front aspect, with side gated access leading to the south-facing rear garden, which boasts patio seating, lawn, shed storage, outdoor tap, as well as privacy to the rear. The property also benefits from flying freehold, with partial first floor extending over the neighbouring property creating a larger upstairs, in addition to solar panels which are leased and further information is awaited regarding these.

Council Tax band: B

Tenure: Freehold

EPC Rating: TBC





Entrance Hall

Lounge

14' 6" x 11' 10" (4.42m x 3.60m)

Kitchen Diner

21' 1" x 9' 8" (6.42m x 2.94m)

Conservatory

12' 4" x 7' 4" (3.76m x 2.23m)

Inner Hall

Shower Room

7' 1" x 4' 9" (2.16m x 1.46m)

Landing

Bedroom 1

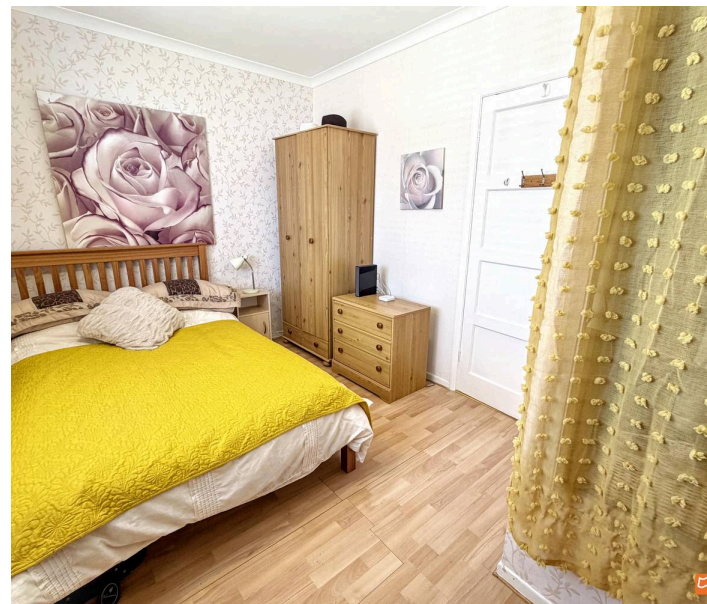
17' 7" x 9' 10" (5.35m x 2.99m)

Bedroom 2

12' 0" x 11' 10" (3.66m x 3.61m)

Bedroom 3

12' 4" x 8' 4" (3.77m x 2.55m)



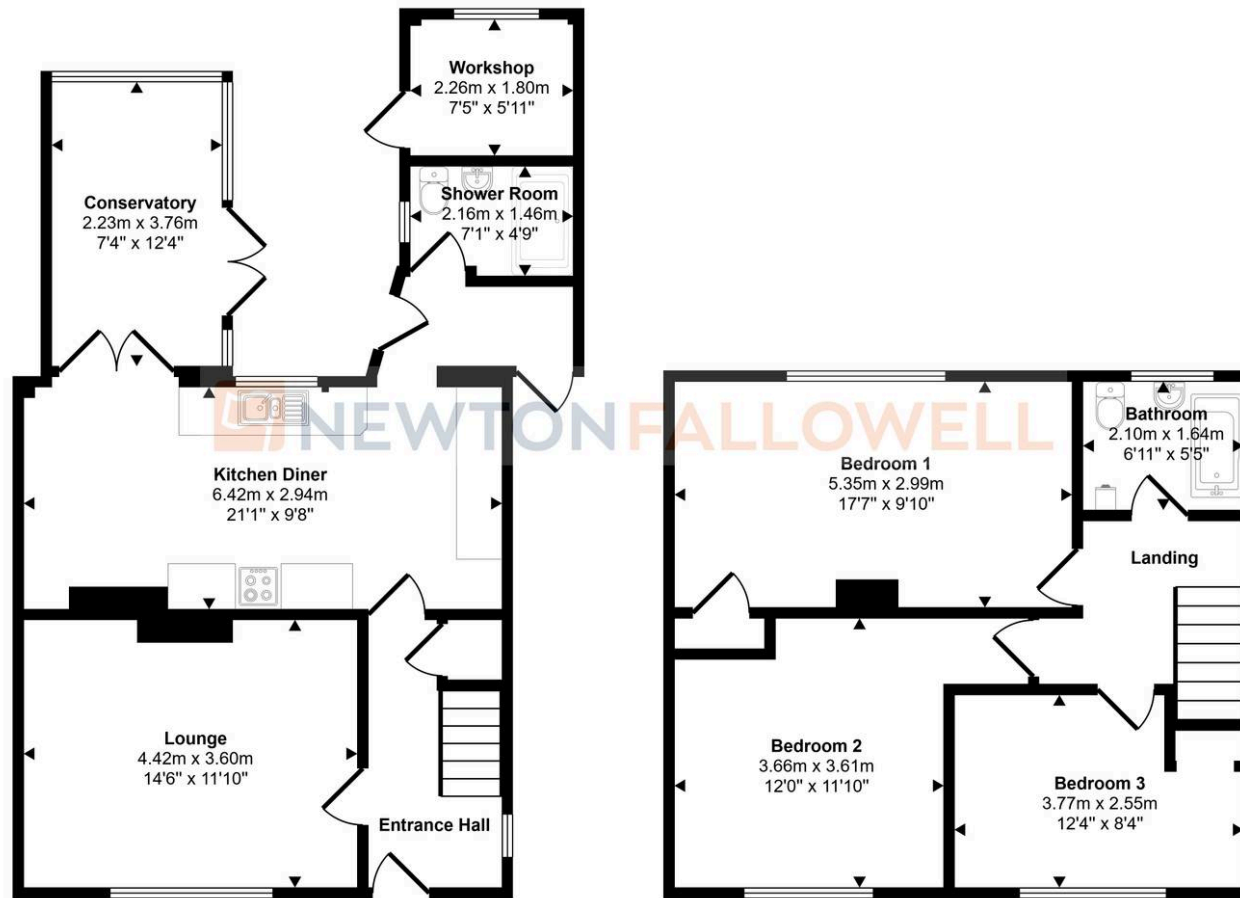
Family Bathroom

6' 11" x 5' 5" (2.10m x 1.64m)

Workshop

7' 5" x 5' 11" (2.26m x 1.80m)

Approx Gross Internal Area
113 sq m / 1221 sq ft



Ground Floor
Approx 63 sq m / 675 sq ft

First Floor
Approx 51 sq m / 546 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Newton Fallowell - Peterborough

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