



105 Uplands, Werrington

Guide Price £270,000

 **NEWTON FALLOWELL**

105 Uplands

Werrington, Peterborough

The property's layout centres around a bright and inviting living area with plush carpeting, modern decor, and large windows that allow abundant natural light to create a warm, welcoming atmosphere. The adjacent dining area, featuring elegant wooden flooring and French doors, seamlessly connects to the outdoors and provides ample space for both casual meals and formal entertaining. The SLEEK MODERN KITCHEN is equipped with integrated appliances, wood-effect countertops, and tiled flooring, offering plenty of storage and a stylish, functional workspace. All three bedrooms are finished in a modern neutral palette, with soft carpeted flooring for comfort and built-in wardrobes (including mirrored doors in the principal room) that maximise storage. The contemporary bathroom boasts marble-effect wall panels, a bath-tub with overhead shower, a compact vanity unit with storage, and a large window for natural light, while an additional cloakroom provides further convenience. Outside, this home excels with its SPACIOUS, LOW-MAINTENANCE GARDEN featuring both natural grass and artificial lawn, a large paved patio area, and a charming decked seating space - ideal for alfresco dining and outdoor gatherings. A CONSERVATORY extends from the main building, providing a bright, versatile living area with garden views in all seasons. The property's attractive brick exterior is complemented by a NEATLY LANDSCAPED FRONT GARDEN, enhancing kerb appeal. Ample OFF-ROAD PARKING is available, with an ATTACHED GARAGE and private driveway ensuring secure and convenient vehicle storage (suitable for families with multiple cars).

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:





Entrance Hall

Wc

Kitchen

10' 4" x 8' 4" (3.16m x 2.53m)

Lounge

17' 2" x 14' 5" (5.23m x 4.40m)

Dining Room

8' 9" x 8' 8" (2.66m x 2.64m)

Landing

Bedroom 1

12' 6" x 9' 10" (3.82m x 3.00m)

Bedroom 2

10' 5" x 8' 6" (3.17m x 2.58m)

Bedroom 3

8' 3" x 7' 5" (2.51m x 2.25m)

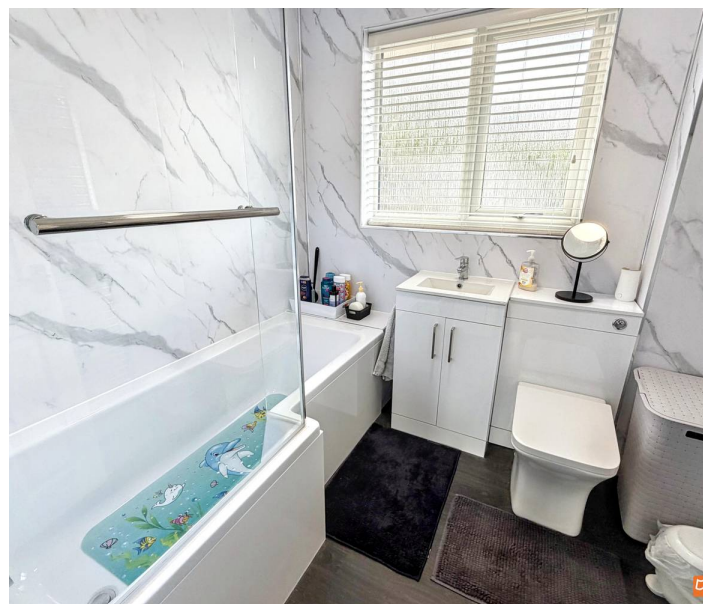
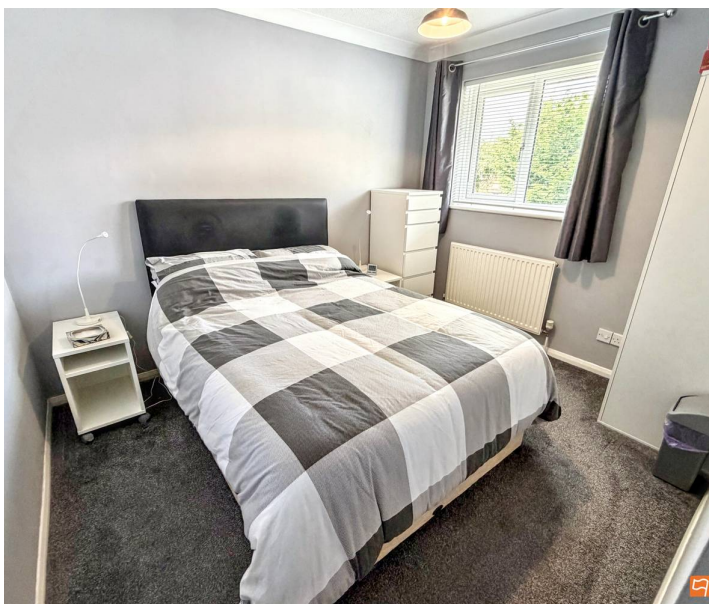
Bathroom

7' 0" x 6' 4" (2.13m x 1.93m)

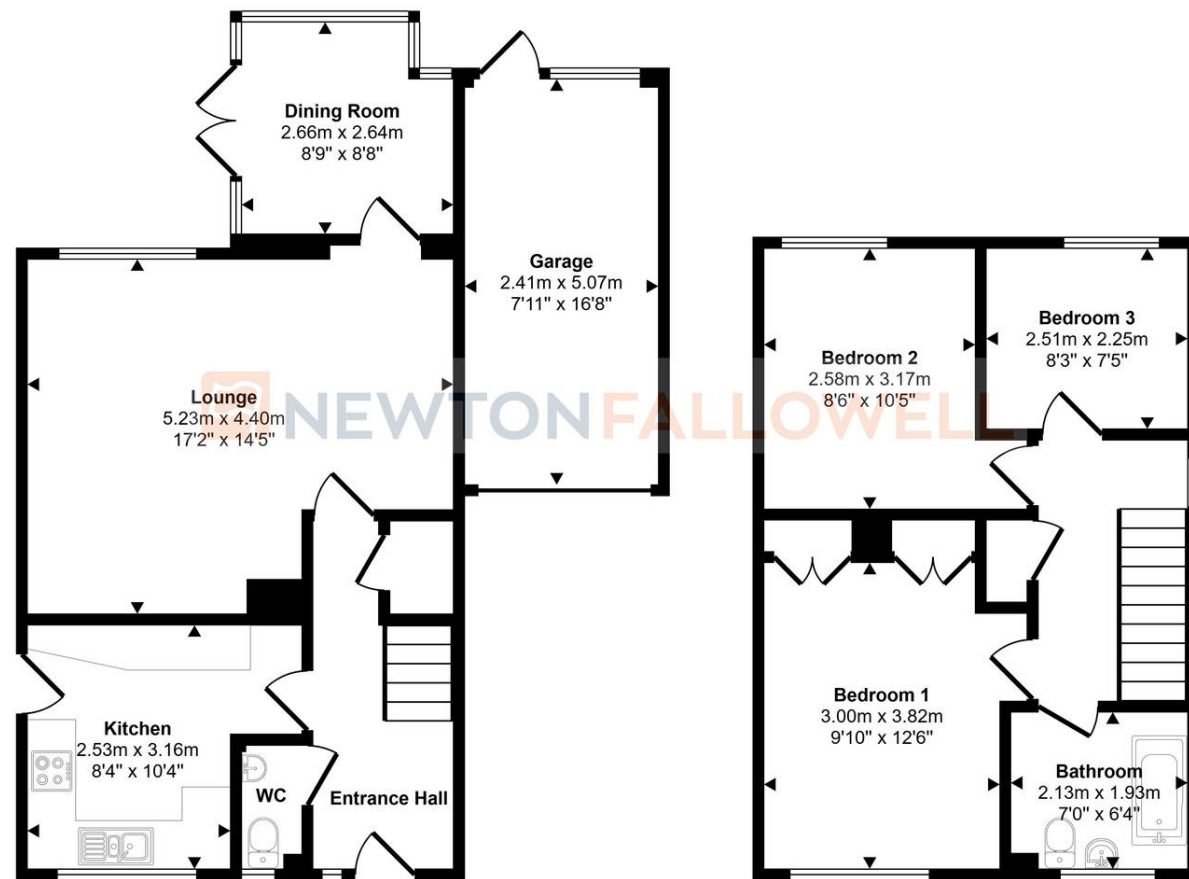
Garage

16' 8" x 7' 11" (5.07m x 2.41m)

Hosts an electrical supply and lighting



Approx Gross Internal Area
102 sq m / 1097 sq ft



Ground Floor
Approx 61 sq m / 661 sq ft

First Floor
Approx 41 sq m / 436 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.

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