



12 Keats Way, Peterborough

In Excess of £240,000

 **NEWTON FALLOWELL**

12 Keats Way

Peterborough

This well-presented SEMI-DETACHED FAMILY HOME offers THREE BEDROOMS, TWO RECEPTION ROOMS, a generous KITCHEN DINER, DRIVEWAY PARKING FOR MULTIPLE VEHICLES & A SOUTH-WESTERLY FACING REAR GARDEN and is being sold with NO ONWARD CHAIN. Upon entry, you are greeted by a welcoming hallway offering access to the spacious lounge occupying the front of the home offering ample living space and a mantle fireplace, kitchen diner which is fitted with a range of wall and base units, integrated appliances (including oven, hob, and extractor) as well as space and plumbing for further free standing appliances, ample worktop space and dining space and the generous conservatory being flexible in it's use and offers access onto the rear garden. Upstairs, a central landing leads to three well-proportioned bedrooms, two of which boast built-in storage, all of which benefit from the family shower room which is equipped with a walk-in shower enclosure, wash basin and WC. Outside the property hosts driveway parking for multiple vehicles the front aspect whilst to the rear you will find the low maintenance south-westerly facing garden offering both patio seating space and an abundance of storage.

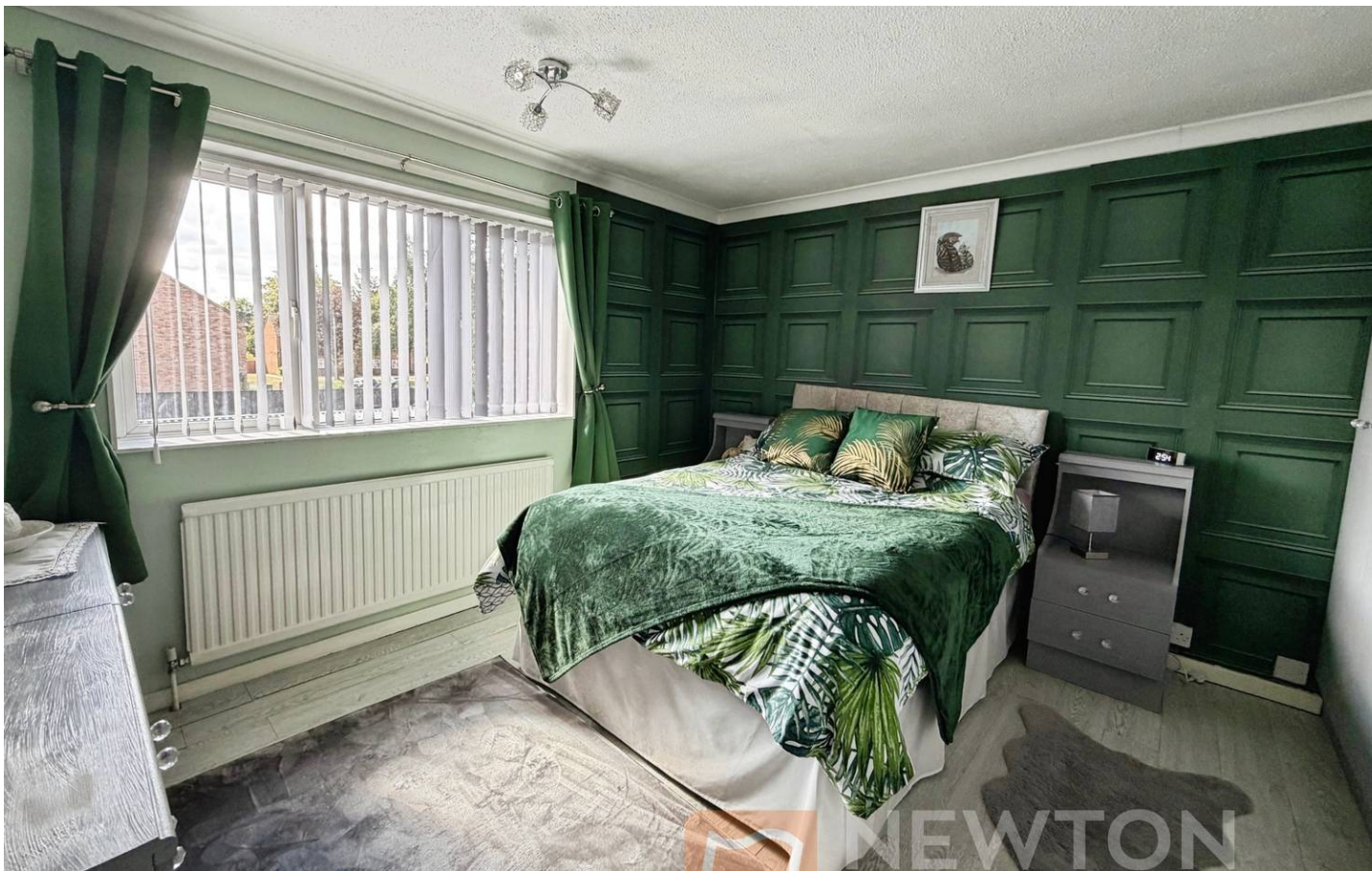
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Entrance Hall

Lounge

16' 3" x 12' 2" (4.96m x 3.72m)

Kitchen / diner

18' 9" x 8' 7" (5.71m x 2.61m)

Conservatory

14' 6" x 11' 4" (4.41m x 3.46m)

Wc

Landing

Bedroom 1

11' 10" x 11' 8" (3.60m x 3.55m)

Bedroom 3

9' 0" x 8' 0" (2.75m x 2.45m)

Bedroom 2

13' 1" x 9' 3" (3.98m x 2.82m)

Shower room

7' 0" x 5' 7" (2.13m x 1.70m)

Storage Room

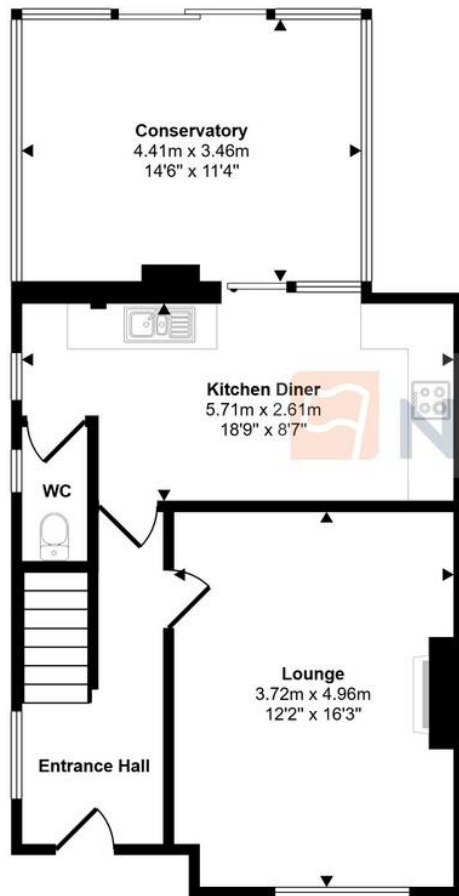
18' 10" x 6' 3" (5.73m x 1.90m)

Storage Room

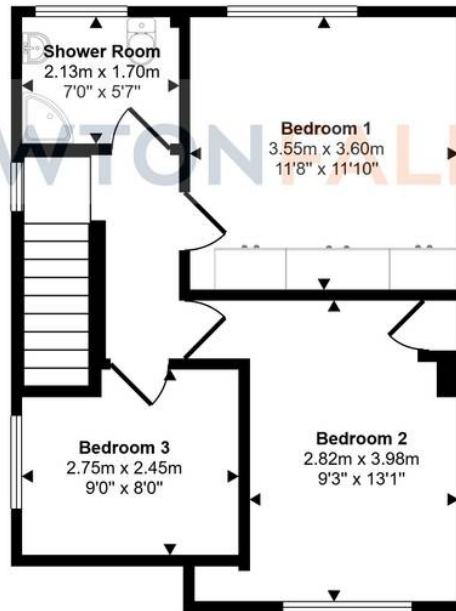
7' 10" x 3' 4" (2.38m x 1.02m)



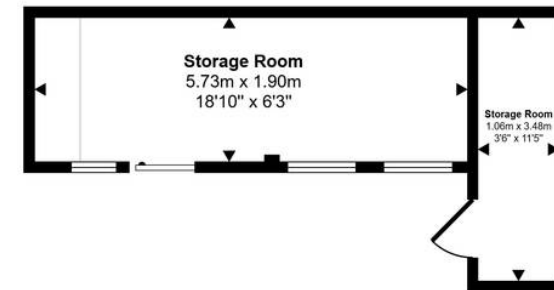
Approx Gross Internal Area
117 sq m / 1262 sq ft



Ground Floor
Approx 59 sq m / 636 sq ft



First Floor
Approx 43 sq m / 466 sq ft



Outbuildings
Approx 15 sq m / 160 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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