



104 Paston Lane, Peterborough
£260,000

 **NEWTON FALLOWELL**

104 Paston Lane

Walton, Peterborough

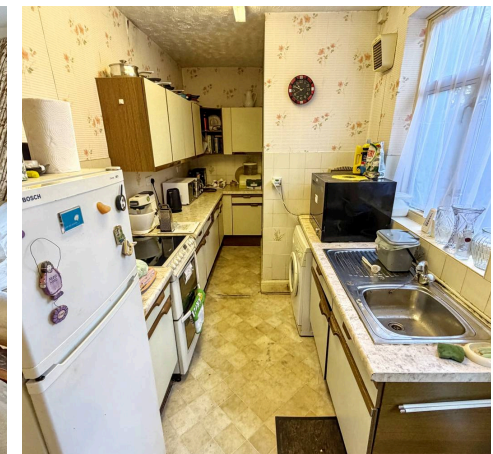
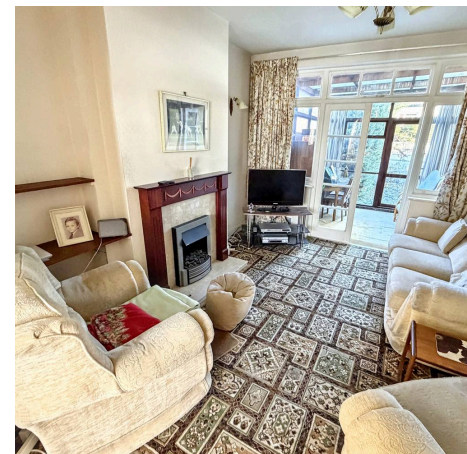
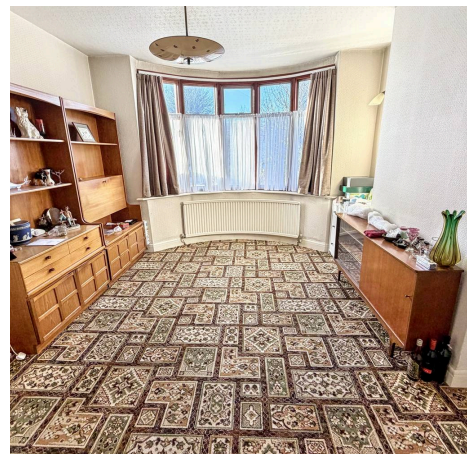
This bay-fronted semi-detached family home is being sold with NO ONWARD CHAIN and benefits from THREE BEDROOMS and THREE RECEPTION ROOMS, in addition to a GARAGE and DRIVEWAY PARKING FOR MULTIPLE VEHICLES. The accommodation comprises of an entrance porch, entrance hall, bay-fronted lounge to the front aspect hosting open access to the dining room, with doors leading onto the conservatory overlooking and providing access to the rear garden, kitchen located to the rear, whilst the first floor landing separates three bedrooms, with one of the bedrooms benefiting from useful built-in wardrobes, as well as the family bathroom, which provides a three-piece suite with a shower over the bath. Outside there is driveway parking to the front aspect for multiple vehicles, with side access leading to the garage and rear garden, which benefits from two external store cupboards.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Entrance Porch

Entrance Hall

Lounge

12' 10" x 12' 0" (3.90m x 3.65m)

Dining Room

12' 4" x 11' 0" (3.76m x 3.36m)

Conservatory

10' 0" x 9' 6" (3.05m x 2.90m)

Kitchen

16' 8" x 7' 3" (5.07m x 2.22m)

Landing

Bedroom One

13' 5" x 9' 10" (4.08m x 3.00m)

Bedroom Two

12' 5" x 12' 3" (3.78m x 3.74m)

Bedroom Three

7' 7" x 7' 1" (2.32m x 2.16m)

Family Bathroom

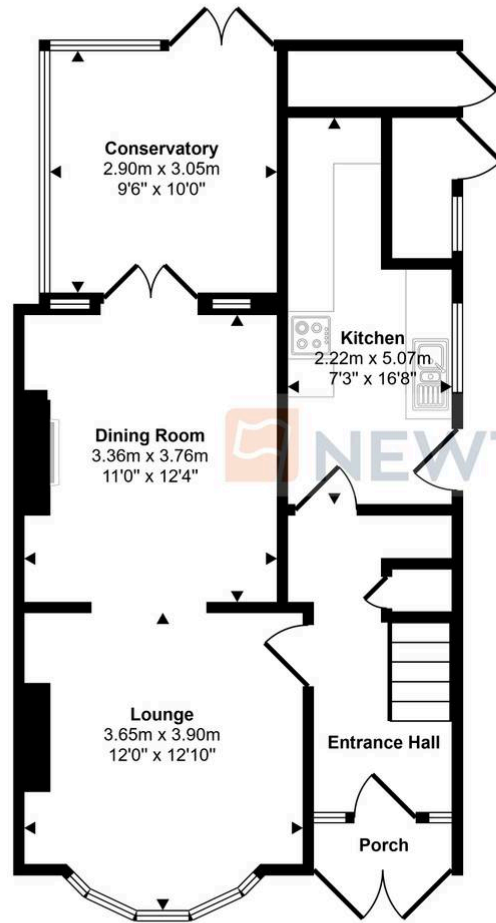
6' 11" x 5' 10" (2.10m x 1.79m)

Garage

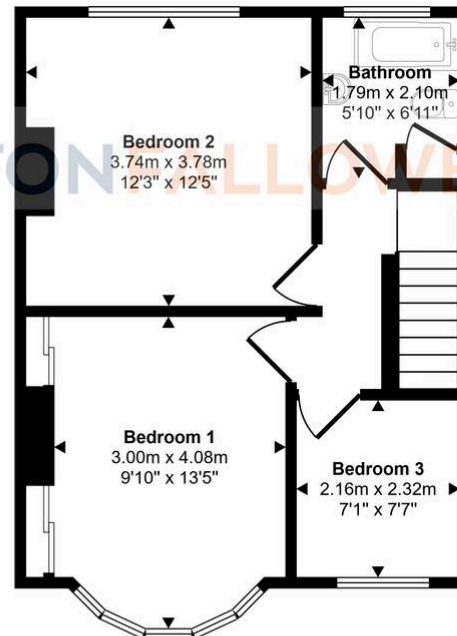
15' 9" x 8' 0" (4.79m x 2.45m)



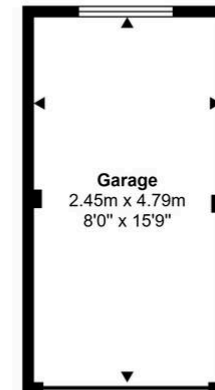
Approx Gross Internal Area
115 sq m / 1234 sq ft



Ground Floor
Approx 60 sq m / 645 sq ft



First Floor
Approx 43 sq m / 462 sq ft



Garage
Approx 12 sq m / 126 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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