



**FITZJOHN**  
SALES & LETTINGS

76 Central Avenue,  
Dogsthorpe, Peterborough,  
PE1 4LH

Tel 01733 921700  
info@fitzjohnstateagents.com  
www.fitzjohnstateagents.com



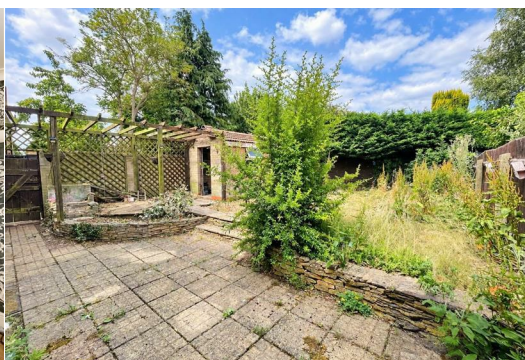
## 20 Benams Close Castor Peterborough PE5 7AW

Offers in excess of £250,000



Spacious Three-Bedroom Home with Excellent Potential in the Heart of Castor

Situated in the highly sought-after village of Castor, this generously proportioned three-bedroom home presents an exciting opportunity for buyers looking to create their ideal family home. Offering spacious accommodation throughout and requiring modernisation, the property provides excellent scope for improvement while occupying a prime village location.



The accommodation is generously proportioned throughout and offers excellent versatility for a wide range of purchasers. Upon entering the property, an entrance hall provides access to the ground floor accommodation. There is a convenient downstairs W/C, a spacious living room and a well-proportioned kitchen/diner which provides ample space for both everyday family living and entertaining. A useful side lobby further enhances the practicality of the ground floor layout.

The first floor has three genuine double bedrooms and a family bathroom.

The generous room sizes throughout the property provide an excellent foundation for a comprehensive refurbishment project and offer buyers the chance to create a substantial family home in a highly regarded village setting.

Externally, the property benefits from off-road parking to the front for two vehicles. To the rear is an enclosed garden offering a good degree of privacy.

A substantial brick-built shed provides valuable additional space and would be ideal for use as a workshop, hobby room or secure storage facility.

The property further benefits from UPVC double glazing throughout and gas central heating. It falls within Council Tax Band B, making it an attractive and economical proposition for both owner-occupiers and investors alike.

What truly sets this property apart is its exceptional location. Castor is widely recognised as one of the finest villages in the Peterborough area, combining historic character, attractive surroundings and a strong sense of community with excellent access to modern amenities and transport links. The village is steeped in history and surrounded by beautiful countryside, offering an enviable lifestyle for those seeking a balance between rural living and everyday convenience.

Residents enjoy access to a range of local amenities, including a village shop, public houses, community facilities and highly regarded schooling. The surrounding countryside offers an abundance of walking, cycling and recreational opportunities, while nearby Ferry Meadows and Nene Park provide some of the region's most popular outdoor leisure destinations. The village atmosphere, community spirit and picturesque setting continue to make Castor one of the most desirable places to live within the wider Peterborough area.

Properties offering this level of potential within such a desirable village location rarely remain available for long. Whether you are seeking your first home, a family property to modernise, or an investment opportunity with strong future prospects, this house represents an exceptional chance to secure a home in one of Peterborough's most prestigious villages at a price point that reflects the work required.

Early viewing is strongly recommended to appreciate the size, potential and outstanding location of this exciting property opportunity.

Entrance Hall -

Laminate flooring, radiator, uPVC front door, with frosted uPVC double glazed window.

W/C - 3'11 x 4'6

Vinyl flooring, radiator, uPVC double glazed window to the side, standard WC, wall mounted sink.

Living Room - 17'7 x 11'4

Laminate flooring, radiator, uPVC double glazed window facing the front, uPVC double glazed sliding door leading to garden.

Kitchen/Diner - 13'2 x 14'11

Laminate flooring, radiator, uPVC double glazed window facing the rear, uPVC double glazed doors leading to garden. Fitted wall and base units, one and half bowl sink with mixer tap and drainer, integrated electric oven with ring gas hob and extractor over. Space for washing machine and fridge/freezer.

Utility - 13'7 x 5'11

Carpeted flooring, uPVC double glazed widow to the rear.

Landing -

Bedroom 1 - 8'3 x 15'0

Carpeted flooring, radiator, two uPvc double glazed windows facing the front.

Bedroom 2 - 8'11 x 13'9

Carpeted flooring, radiator, two uPVC double glazed windows facing the front.

Bedroom 3 - 11'1 x 6'1

Carpeted flooring, radiator, uPVC double glazed window facing the rear. Storage cupboard (2'5 x 2'0)

Bathroom - 5'5 x 6'0

Vinyl flooring, radiator, frosted uPVC double glazed window facing the rear. Standard WC, panelled bath with shower over, top mounted sink with vanity unit, tiled walls.

## Area Map



## Floor Plans



## Energy Efficiency Graph

