



8 Chapel Lane, Werrington Village

Offers In Excess of £325,000

 **NEWTON FALLOWELL**

8 Chapel Lane

Werrington Village, Peterborough

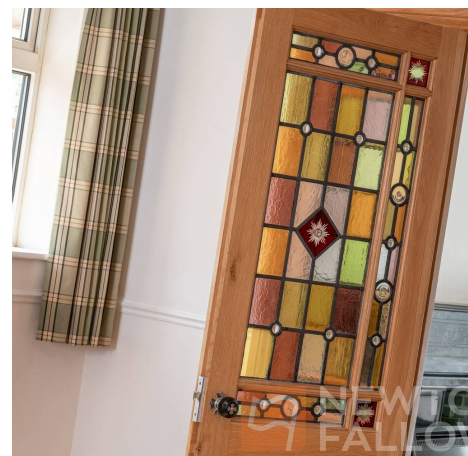
This link-detached home presents a unique opportunity to the market, situated within the HEART OF WERRINGTON VILLAGE and occupying a GENEROUS PLOT WITH REAR ACCESS, as well as offering TWO DOUBLE BEDROOMS and THREE RECEPTION ROOMS, whilst being sold with NO ONWARD CHAIN. The accommodation comprises of an entrance hall, bay-fronted lounge with double doors opening onto the dining room, kitchen benefiting from a walk-in larder cupboard and the use of a utility room, conservatory overlooking and providing access onto the rear garden, useful downstairs WC, with the first floor landing separating two double bedrooms, where the main bedroom hosts convenient built-in wardrobes, as well as the family bathroom, which boasts a contemporary four-piece white suite to include bath and shower. Outside the property is tucked away in Werrington Village within walking distance of schooling and amenities, offering driveway parking and gated access for further parking under the car port, whilst to the rear the generous garden provides patio seating, vast lawn, shed storage and rear double gated access from Lancing Close.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





Entrance Hall

Lounge

13' 2" x 12' 0" (4.02m x 3.67m)

Dining Room

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

Kitchen

10' 10" x 8' 11" (3.31m x 2.71m)

Utility Room

8' 11" x 6' 10" (2.71m x 2.09m)

Conservatory

9' 8" x 7' 4" (2.95m x 2.23m)

WC

8' 11" x 6' 10" (2.71m x 2.09m)



Landing

Bedroom 1

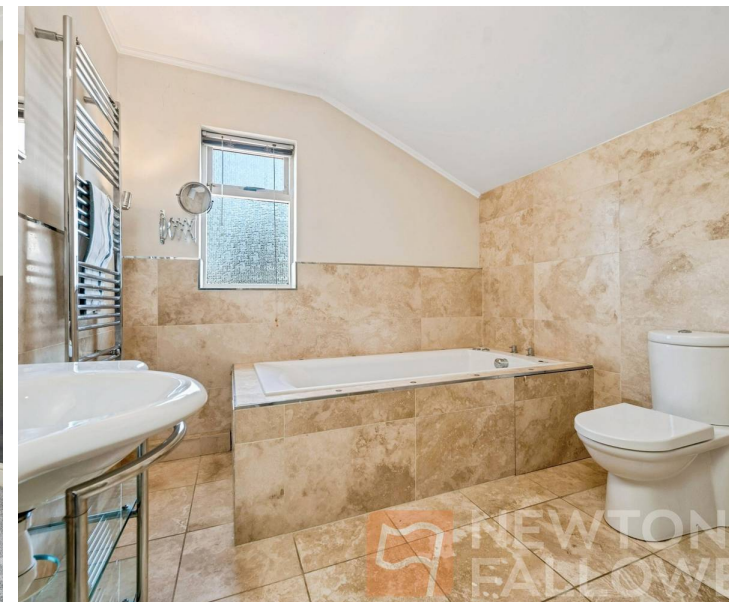
13' 8" x 11' 2" (4.17m x 3.40m)

Bedroom 2

12' 5" x 9' 11" (3.78m x 3.02m)

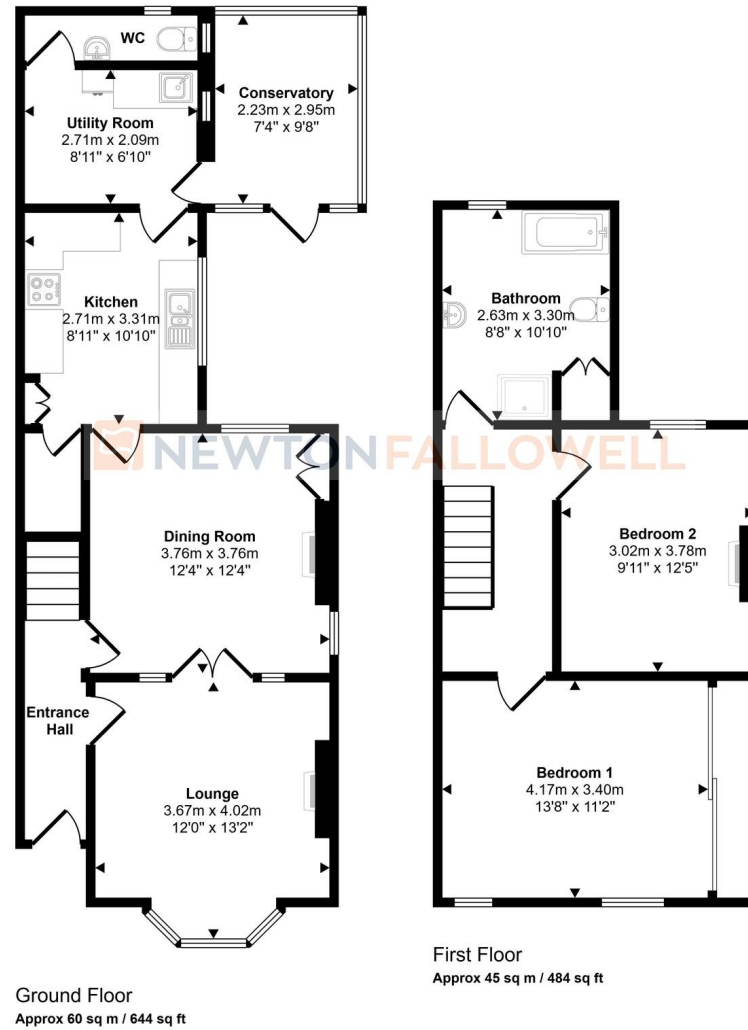
Family Bathroom

10' 10" x 8' 8" (3.30m x 2.63m)





Approx Gross Internal Area
105 sq m / 1128 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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