



2 Lander Crescent

PE7 0LZ

£270,000



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Firmin & Co are delighted to offer for sale this spacious family home located in the Hempsted area of Peterborough. Conveniently located with easy road access, this property is perfect for commuters such as offering, a variety of local amenities, including shops, parks, schools, and recreational facilities and ideally situated within close proximity to Peterborough City Centre, and in brief, the property comprises.

From the front aspect, door provides access into a light & airy hallway with stairs to first floor with an under stairs cupboard, two piece cloakroom to the side offering a close coupled WC and wash hand basin with window to the front aspect. Spacious lounge off the hall, benefits from double doors leading out into the rear garden and two double glazed windows to the front aspect.

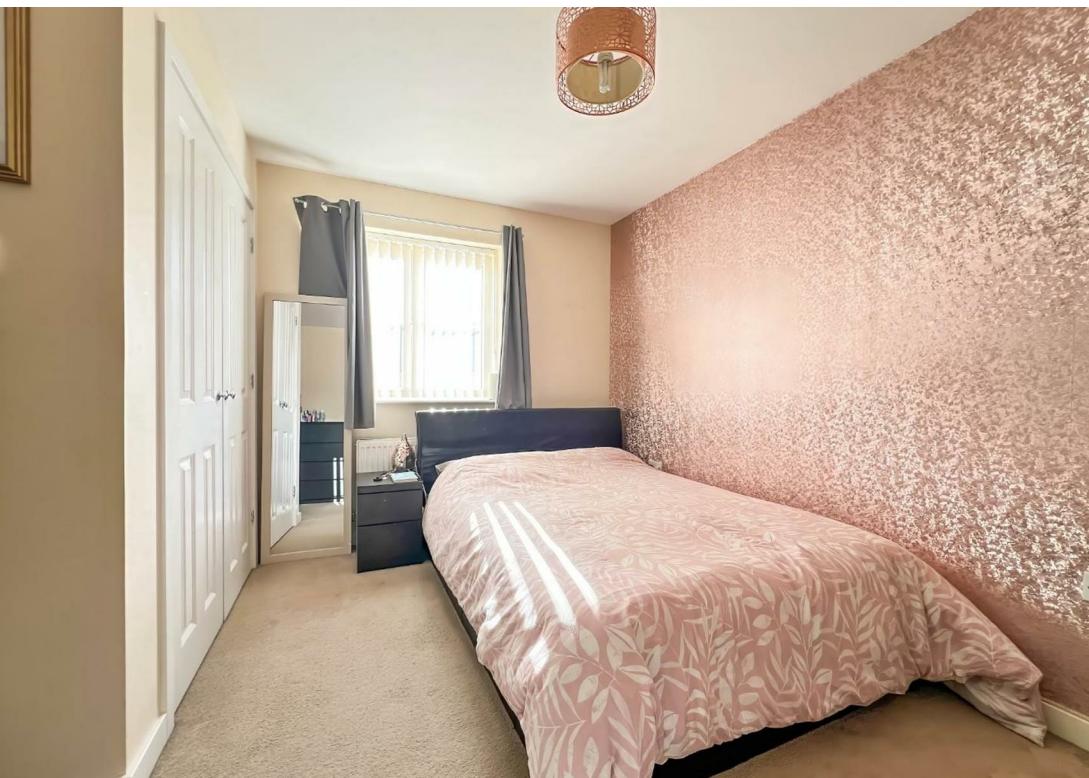
Finishing off the ground floor accommodation is a fitted kitchen/diner with an ample range of wall and floor level units with fitted worktop surfaces with tiled splashbacks, fitted electric oven with gas hob with extractor hood, plumbing for washing machine with space for fridge freezer, double glazed window to the front aspect and French double doors leading out into the rear garden.

Venturing up to the first floor, you'll find a built in storage cupboard. Main bedroom, offers a built in double wardrobe with window to the rear aspect with door leading into a three piece en-suite shower room. Two further bedrooms and a three piece family bathroom complements the first floor.

Outside, to the front, gravelled frontage with iron railings with driveway to the side of the property, providing off road parking for at least 2 vehicles which leads to a single garage with power & light connected. The property also benefits from a EV home charger unit.

Tenure: Freehold
Council Tax Band: C





Entrance Hall:

Cloakroom:

Living Room:

18'6" max x 15'7" (5.65m max x 4.75m)

Kitchen/Diner:

15'7" x 10'0" (4.75m x 3.06m)

First Floor & Landing:

Bedroom 1:

11'9" x 10'3" max (3.59m x 3.13m max)

En-suite:

3'6" x 10'3" (1.08m x 3.13m)

Bedroom 2:

7'8" max x 15'7" max (2.34m max x 4.76m max)

Bedroom 3:

7'6" x 11'0" (2.30m x 3.36m)

Family Bathroom:

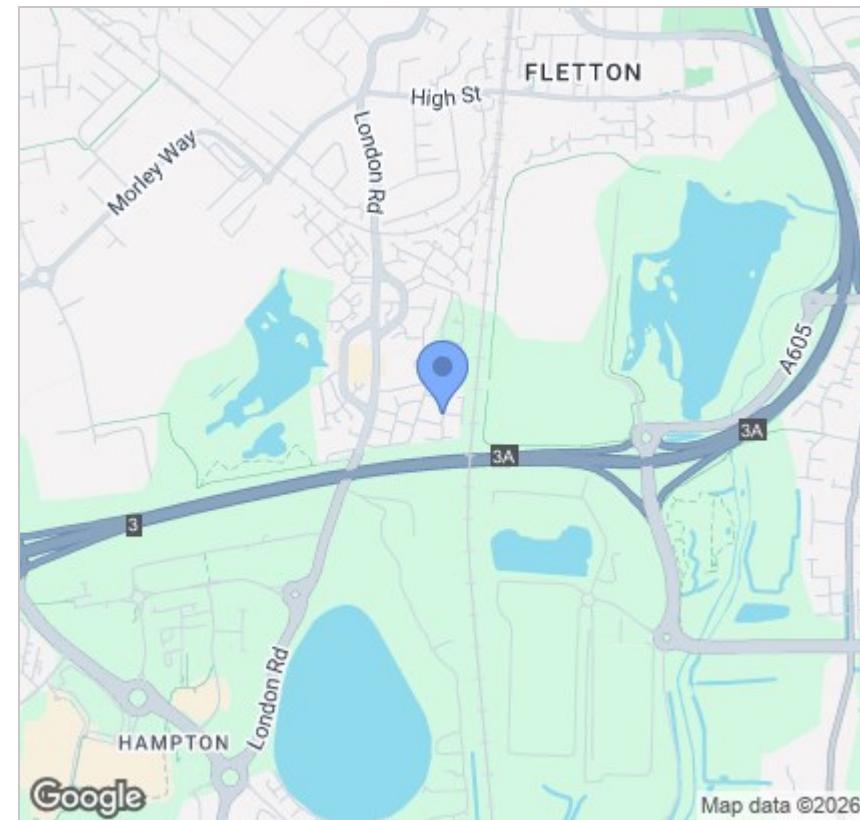
Garage:

18'0" x 9'2" (5.51m x 2.80m)

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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