



128 Lyvelly Gardens, Peterborough
£285,000 | £1,400 pcm

 **NEWTON FALLOWELL**

128 Lyvelly Gardens

Peterborough

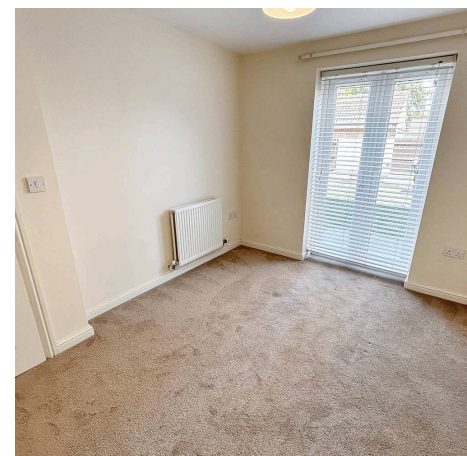
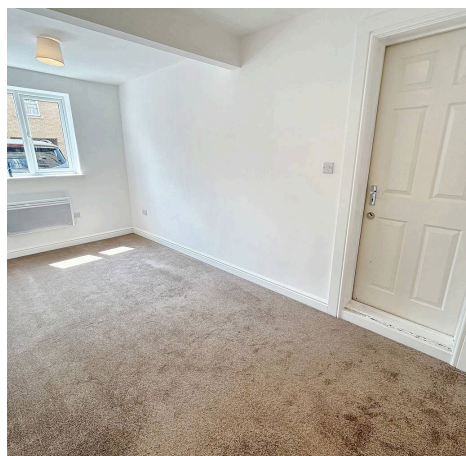
This spacious semi-detached home offers flexible accommodation over three floors to include FIVE BEDROOMS. To the ground floor, the entrance hall hosts access to the WC, utility room and two bedrooms, which could also be utilised as reception rooms. To the first floor, a spacious lounge diner is located to the front, with the kitchen diner positioned to the rear benefits from integrated appliances. Whilst to the second floor, three further bedrooms can be found, two of which benefit from useful built-in wardrobes and the main bedroom boasts an en-suite, alongside the family bathroom. Outside there is driveway parking to the front aspect, with side gated access leading onto the rear garden, which is enclosed and hosts lawn and decked seating.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Entrance Hall

20' 10" x 7' 0" (6.34m x 2.14m)

WC

6' 4" x 2' 10" (1.94m x 0.86m)

Bedroom 4

16' 11" x 8' 2" (5.15m x 2.48m)

Bedroom 5

10' 10" x 8' 11" (3.30m x 2.72m)

Utility Room

6' 11" x 6' 4" (2.12m x 1.94m)

First Floor Landing

Kitchen Diner

15' 11" x 11' 1" (4.84m x 3.37m)

Lounge

17' 1" x 16' 0" (5.20m x 4.87m)



Second Floor Landing

Bedroom 1

11' 1" x 9' 2" (3.38m x 2.80m)

En-Suite

9' 1" x 4' 6" (2.76m x 1.36m)

Bedroom 2

9' 9" x 8' 4" (2.98m x 2.54m)

Bedroom 3

7' 7" x 7' 3" (2.31m x 2.22m)

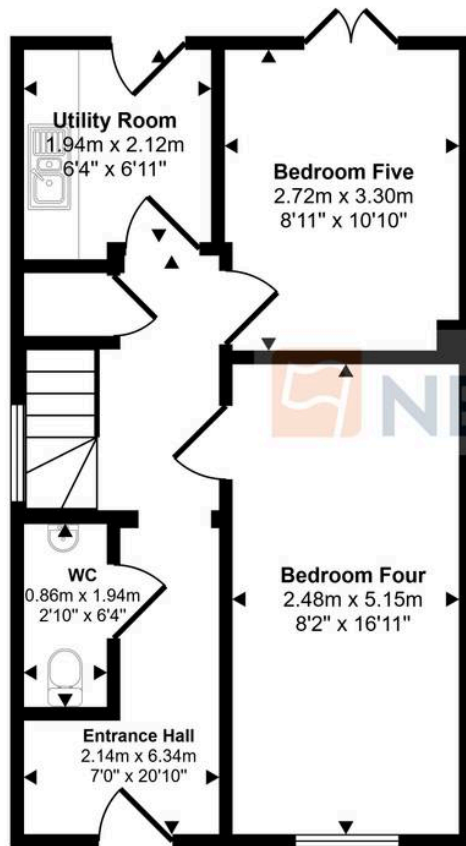
Family Bathroom

6' 9" x 6' 4" (2.05m x 1.94m)





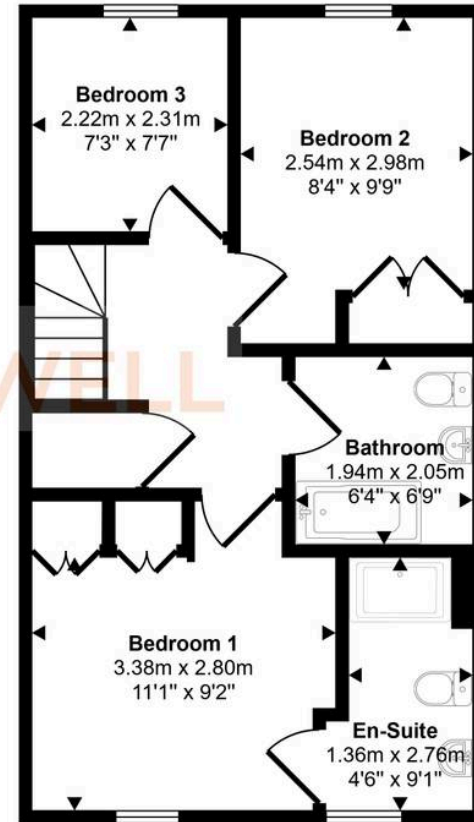
Approx Gross Internal Area
126 sq m / 1356 sq ft



Ground Floor
Approx 41 sq m / 442 sq ft



First Floor
Approx 42 sq m / 454 sq ft



Second Floor
Approx 43 sq m / 460 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

Newton Fallowell Estate Agents, 11 Skaters Way - PE4 6NB

01733 511225 · peterborough.lettings@newtonfallowell.co.uk · newtonfallowell.co.uk/peterborough