



20 The Squires, Woodston, Peterborough
£1,350 pcm

 **NEWTON FALLOWELL**

20 The Squires

Woodston, Peterborough

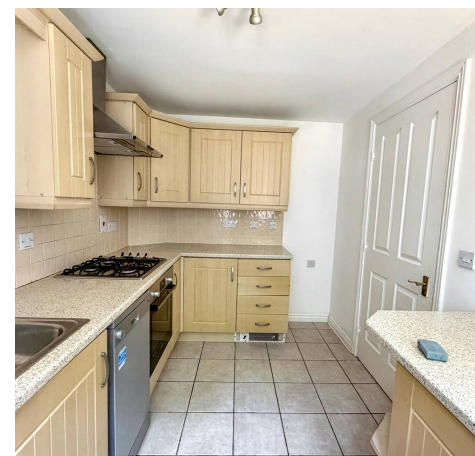
This MODERN family home is AVAILABLE IMMEDIATELY and benefits from THREE BEDROOMS and TWO RECEPTION ROOMS, as well as EN-SUITE, a WEST-FACING REAR GARDEN and TWO ALLOCATED PARKING SPACES. The accommodation comprises of an entrance hall, useful downstairs WC, two reception rooms in the form of the spacious lounge and dining room, modern kitchen, with both the dining room and kitchen hosting access to the rear garden, whilst the first floor landing separates three bedrooms, with the main bedroom benefiting from a built-in wardrobe and en-suite shower room, as well as the family bathroom, which boasts a further contemporary three-piece white suite with shower over the bath. Outside there is a west-facing garden to the rear offering patio and lawn, whilst there are two allocated parking spaces to the front aspect.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Entrance Hall

Lounge

14' 4" x 11' 9" (4.37m x 3.59m)

Dining Room

10' 2" x 7' 7" (3.10m x 2.31m)

Kitchen

10' 4" x 7' 1" (3.16m x 2.15m)

Landing

Bedroom 1

10' 2" x 9' 6" (3.11m x 2.89m)

En-Suite

4' 9" x 6' 4" (1.46m x 1.94m)

Bedroom 2

9' 11" x 7' 5" (3.02m x 2.25m)

Bedroom 3

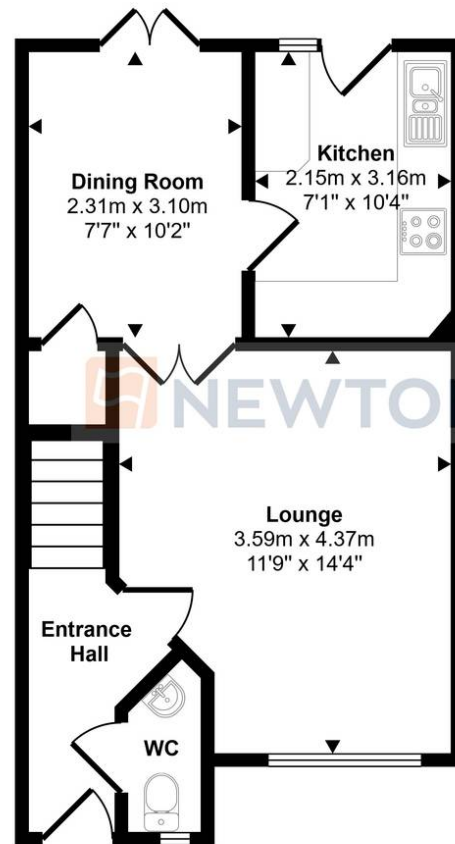
6' 7" x 7' 3" (2.01m x 2.21m)

Family Bathroom

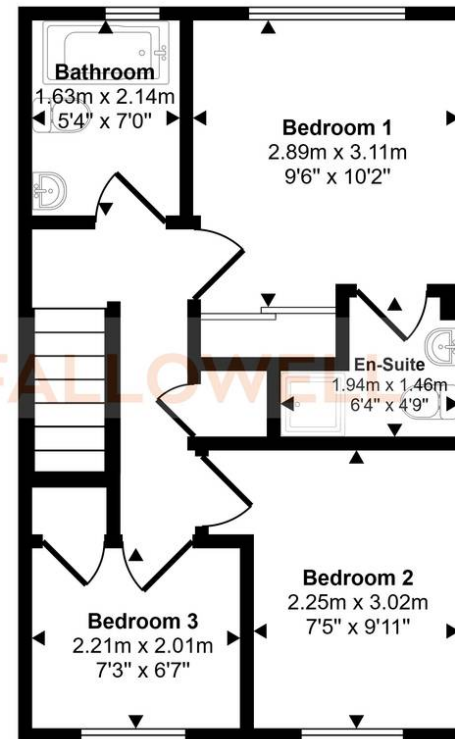
7' 0" x 5' 4" (2.14m x 1.63m)



Approx Gross Internal Area
73 sq m / 784 sq ft



Ground Floor
Approx 37 sq m / 399 sq ft



First Floor
Approx 36 sq m / 385 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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